

Appendix 23 – AQ89-AQ90 – Great Bircham (Avada Homes), 03/03/2024

Dear Michael

Application No: 23/00768/FM

description: Construction of 12 new dwellings, change of use of land adjoining to shared woodland/meadow outdoor space

Location: Land S of 16 Lynn Road Great Bircham Norfolk

Further to your email below, I can confirm the following:

1. The above application was submitted in March 2023 and consultation progressed as normal.
2. Notwithstanding LA and other evidence that the site was outside the Wensum catchment zone for Nutrient Neutrality, in the summer we were advised that Natural England, using another map considered the site to be subject to NN. We the provided calculations to discover there is NO mitigation scheme for Wensum. We are however trying to explore an alternative mitigation strategy. This is not entirely straightforward. We are clearly disappointed that the government's pledge to scrap NN for house building was overturned.
3. All the other issues raised during consultation have been addressed but we are advised the application cannot be resolved without the NN matter mitigated.
4. We had planned to commence construction on the site in April 2024 (next month), but this is now on-hold due to the unexpected and highly frustrating matter of NN.

I have another, similar enquiry from Andy English, but I think that relates to the 2 sites in Dersingham that we also acquired from Sandringham Estate.

Please contact me if I can further elaborate.

Kind regards

Ian Johnston

Managing Director



Norfolk & Dorset



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