Planning Framework

The majority of the site, including the whole of the ‘technical’ area and the fuel/bomb dumps on the eastern side of the site, lies within the North Norfolk District. The western portion of the site lies within the administrative area of Broadland District Council.

In terms of local planning policies the following apply:

a) North Norfolk District Council

Following the adoption of the North Norfolk Local Development Framework Core Strategy (Incorporating Development Control Policies) in September 2008, planning policies for North Norfolk District Council are contained within that document. Policy ECA “Redundant defence establishments” is of particular relevance. This policy provides that development proposals on former defence establishments will allow for reuse of existing or development of replacement buildings within the defined “technical” areas provided that there is no overall increase in gross floor space of the existing permanent buildings. The policy goes on to require that all proposals should seek to protect the surrounding environment and ensure no degradation of the site itself.

b) Broadland District Council

Planning policies for Broadland District Council are provided in the adopted Joint Core Strategy adopted in 2011 and a number of “saved” policies contained in the Broadland District Local Plan (Replacement) adopted in 2006. Neither the Joint Core Strategy nor the Broadland District Local Plan (Replacement) 2006 has specific policies in relation to the part of the site in the District.

There are three relevant heritage and environmental designations:

a) Conservation Area

In September 2010, North Norfolk DC and Broadland DC resolved to designate former RAF Coltishall as a Conservation Area in recognition of the part played by the base in World War I and the Cold War. The Conservation Area designation extends across the whole of the NCC owned site, and also the residential properties initially “controlled” by Annington Homes. At the same time, the main hangars and a number of other buildings were “locally listed”.

b) Tree Preservation Orders

In 2007, North Norfolk District Council confirmed a Tree Preservation Order on most of the trees within the former operational area of RAF Coltishall (on the basis that this tree planting represented an intact example of the structured tree planting specific to RAF bases constructed in the 1930s). In 2010 Broadland District Council similarly confirmed a Tree Preservation Order in relation to the trees located with the part of RAF Coltishall within that District.

c) Schedule Ancient Monument

In 2008, the ‘Spitfire’ Revetment close to the north-west boundary of the airfield and the group of Blast Walls on the east side of the airfield were designated as Scheduled Ancient Monuments. (A similar group of Blast Walls towards the south-west boundary of the airfield are not designated as Scheduled Ancient Monuments).