

Horizon Centre  
Broadland Business Park  
Peachman Way  
Norwich  
NR7 0WF

Jerome Mayhew MP  
Member of Parliament for Broadland  
& Fakenham  
House of Commons  
London  
SW1 0AA

Date 05 November 2025

Dear Jerome,

**Re: Public Concerns Relating to Marriott's Park Development (Application Reference 20220455 and Reserved Matters Application 20252531)**

Thank you for your letter dated 6<sup>th</sup> October outlining your concerns regarding the Thorpe Marriot development. Please see my response to each point you raised below:

**1. Request: A full audit and publication of submitted consultation responses to date, and a commitment to more visible and accessible consultation processes in the future.**

I can assure you that all of the comments received in respect of the current application will be considered as part of the case officer's deliberations. Comments received will be uploaded to the application page and be publicly viewable.

The site in question is an allocation in the Greater Norwich Local Plan and has outline planning approval. As part of both of those processes I am satisfied that the officers undertook the appropriate consultation with the public in line with Council's Statement of Community Involvement. **(Appendix 1)** is the Statement of Community Involvement that the applicant for the scheme provided as part of the outline planning application submission, This statement dated December 2021 is a key document (whilst the council was

still in Conservative control) and clearly shows that they have undertaken the appropriate consultation.

- 2. Request: An immediate review and update of traffic modelling and mitigation strategies based on the new road infrastructure context, and early delivery of any required road improvements (e.g., a left filter lane at the A1067 junction).**

The site benefits from outline planning consent with highway matters being fully considered as part of that permission. Norfolk County Council as the Highways Authority has been consulted on the current reserved matters application and will be on subsequent applications. It is for them to make comment on the proposed development on the road network.

- 3. Request: A firm, legally binding commitment from the Council that a new health care facility will be delivered and operational in the earliest phase of the development, with clarity on funding mechanisms, timing, and responsibility.**

The S106 Agreement is clear in its Fifth Schedule in respect of the Community Land, with includes the Community Health Hub Land. It sets out the timescales for identifying the land and for transferring it to the Council: **Appendix 2**. This schedule now has been amended to ensure the correct mechanisms are in place. Clearly the initial iterations (led by the previous administration) were not deliverable.

- 4. Request: Clear publication of the biodiversity net gain strategy, and commitment to early delivery of green infrastructure and safe pedestrian connectivity.**

The outline approval was granted prior to the requirement through the Environment Act 2021 for developments to deliver 10% biodiversity net gain. Biodiversity net gain is very important to us as a Council and we are using our best endeavours to work with developers to encourage maximum biodiversity net gain. However, given that this was prior to the act we have no authority to enforce.

- 5. Request: The Council should seek to rebuild trust by: Providing transparent commitments to infrastructure-first delivery; Offering legal assurances on affordable housing levels and eligibility for local families; Considering a pause on the current application until full clarity and public confidence in the infrastructure and service plans is restored.**

The development will be built out in accordance with the planning approvals and S106 agreement. Significant infrastructure will be delivered as part of the development.

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The S106 agreement is clear in respect of the affordable housing provision and is a legally binding document.

The current reserved matters planning application is being considered through the usual transparent planning process. It would be inappropriate to pause the planning process. The s106 is clear in respect of affordable housing provision and is a legally binding agreement.

I trust this response provides clarity on the matters you have raised. The Council remains committed to transparency, infrastructure delivery, and community engagement. While some elements of the development were approved under previous administrations, we are working hard to ensure that current and future phases meet the highest standards—particularly in areas such as biodiversity net gain and public service provision. We value your continued involvement and will ensure your concerns are considered as part of the planning process.

Yours sincerely ,

A handwritten signature in black ink, appearing to read 'Susan Inwards Holland', written in a cursive style.

Susan Inwards Holland  
Leader