

LOCATION: Land East of Bacton Road, North Walsham, NR28 0RA

PROPOSAL: Permission in principle for the demolition of the existing buildings on site and the erection of four dwellings with associated parking and gardens and an extension of 30mph speed limit

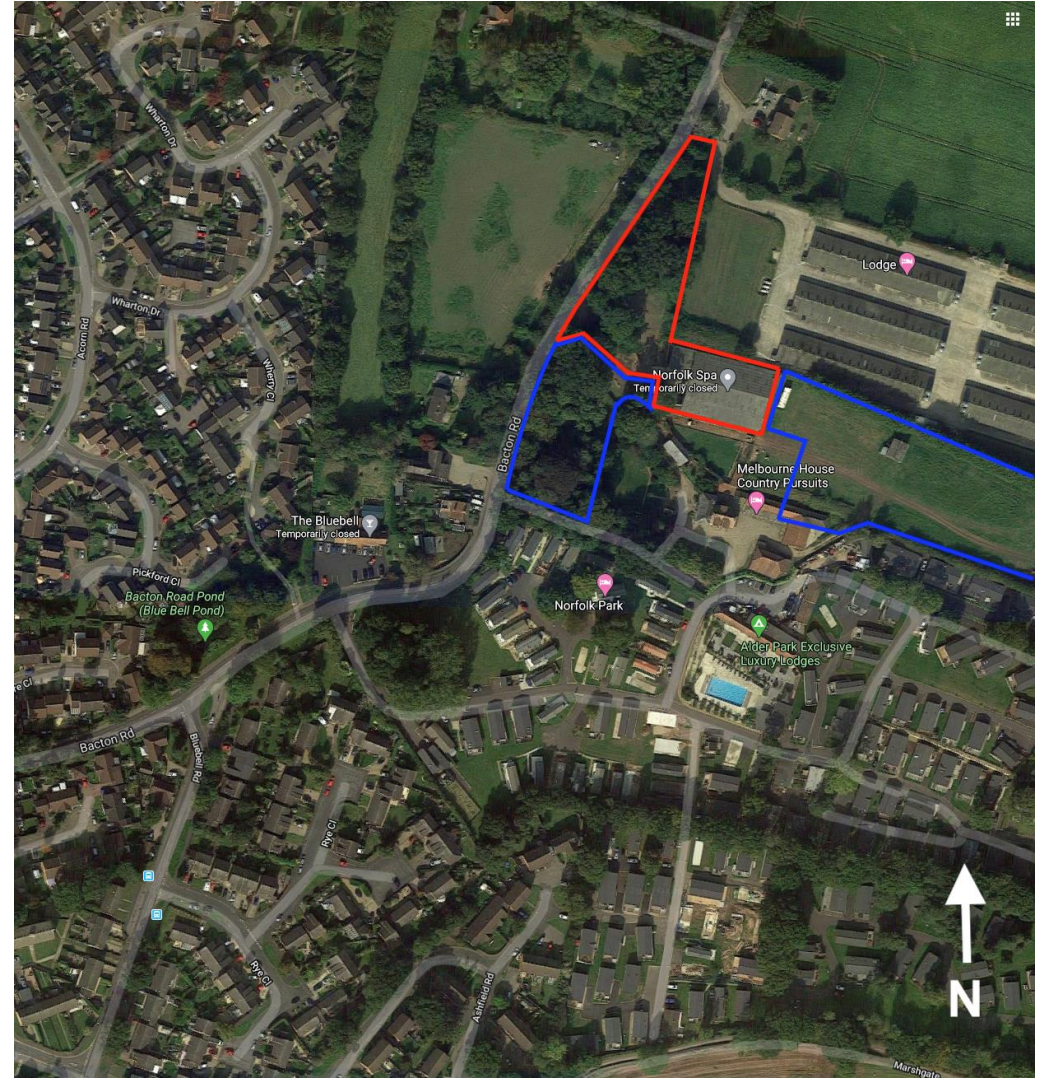
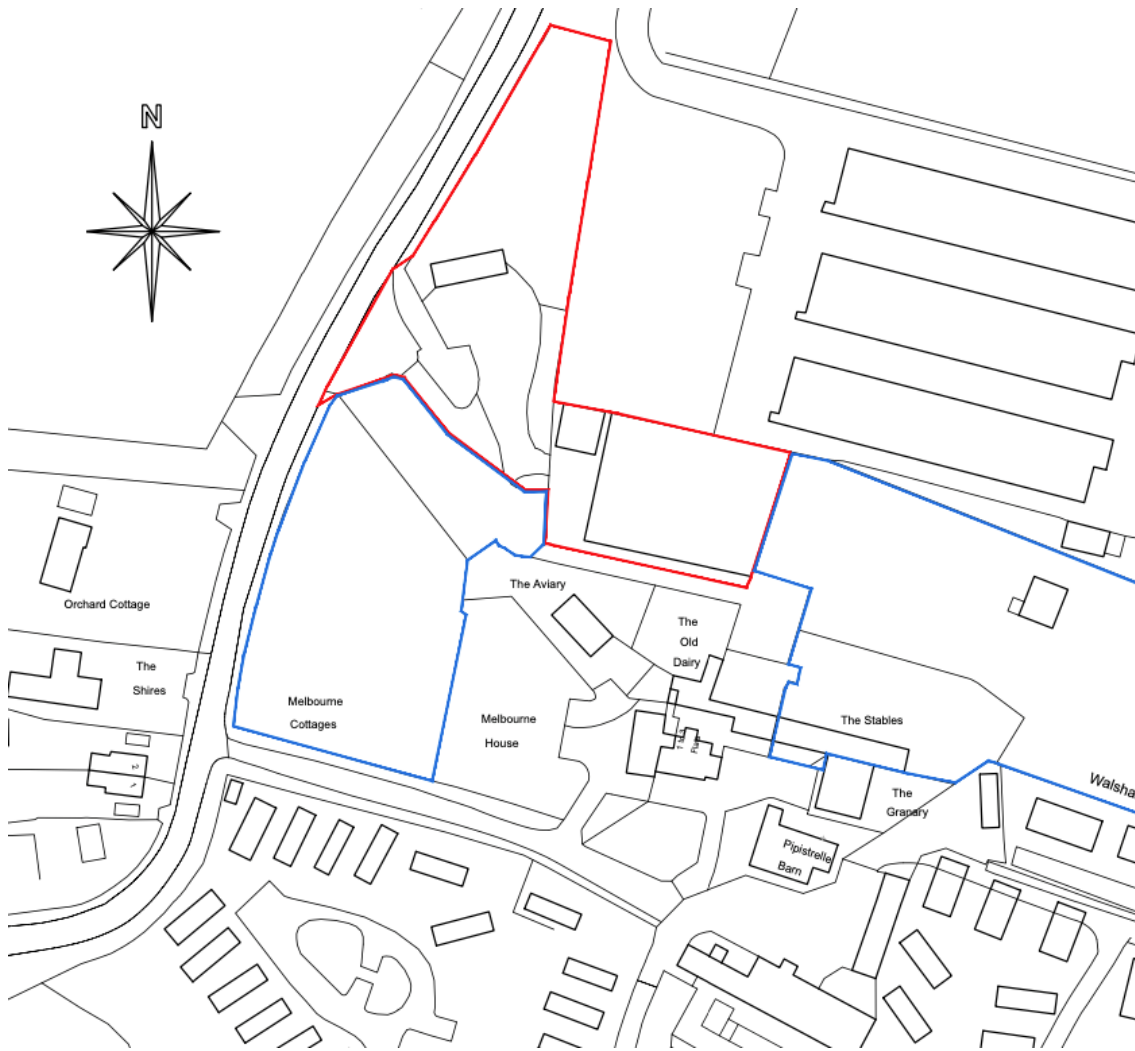
APPLICATION REFERENCE: PP/20/0160



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

[north-norfolk.gov.uk](http://north-norfolk.gov.uk)

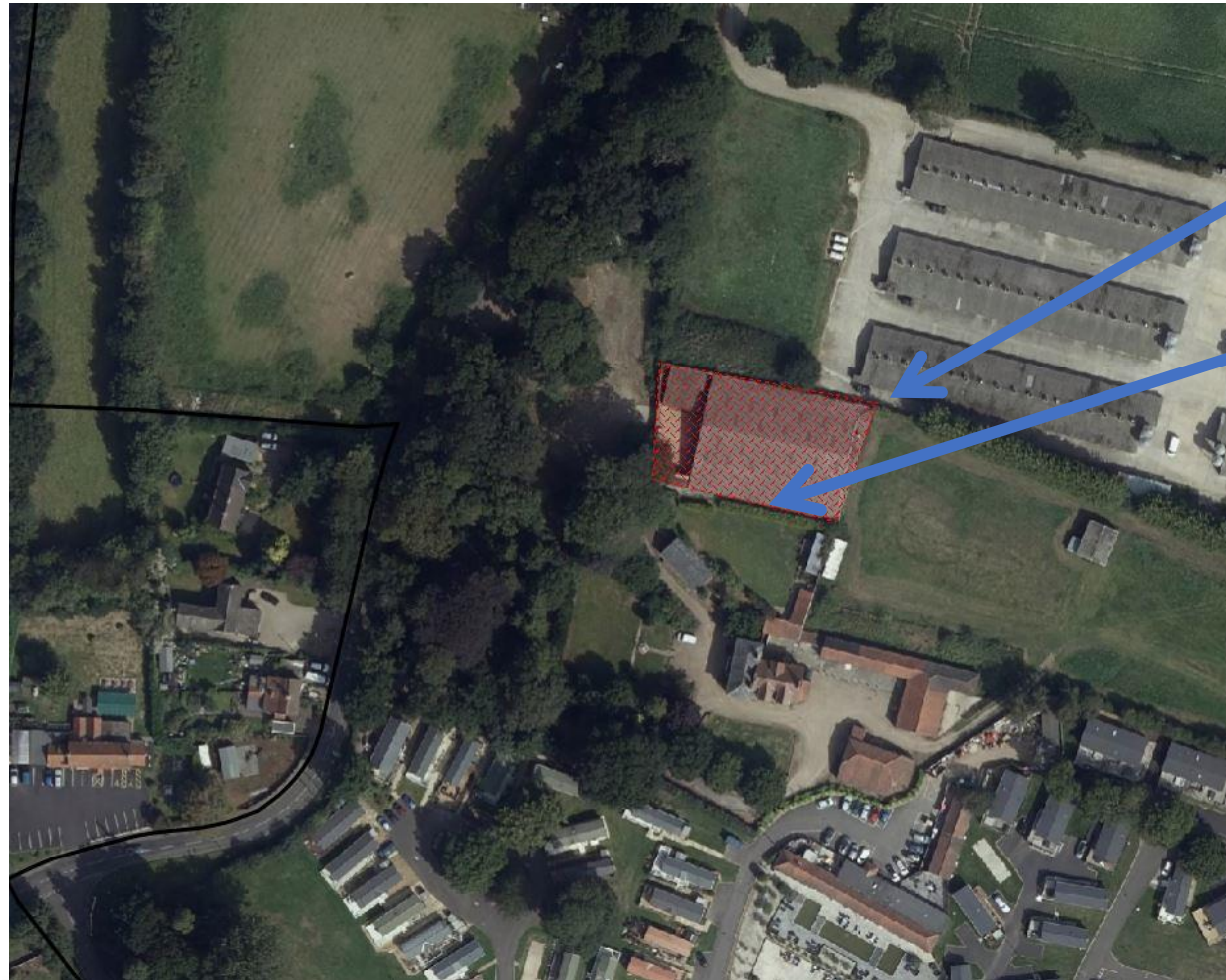
# SITE LOCATION



# View of the main Warehouse building and courtyard within



# Area of existing site to be demolished and cleared. Rear view of the existing warehouse



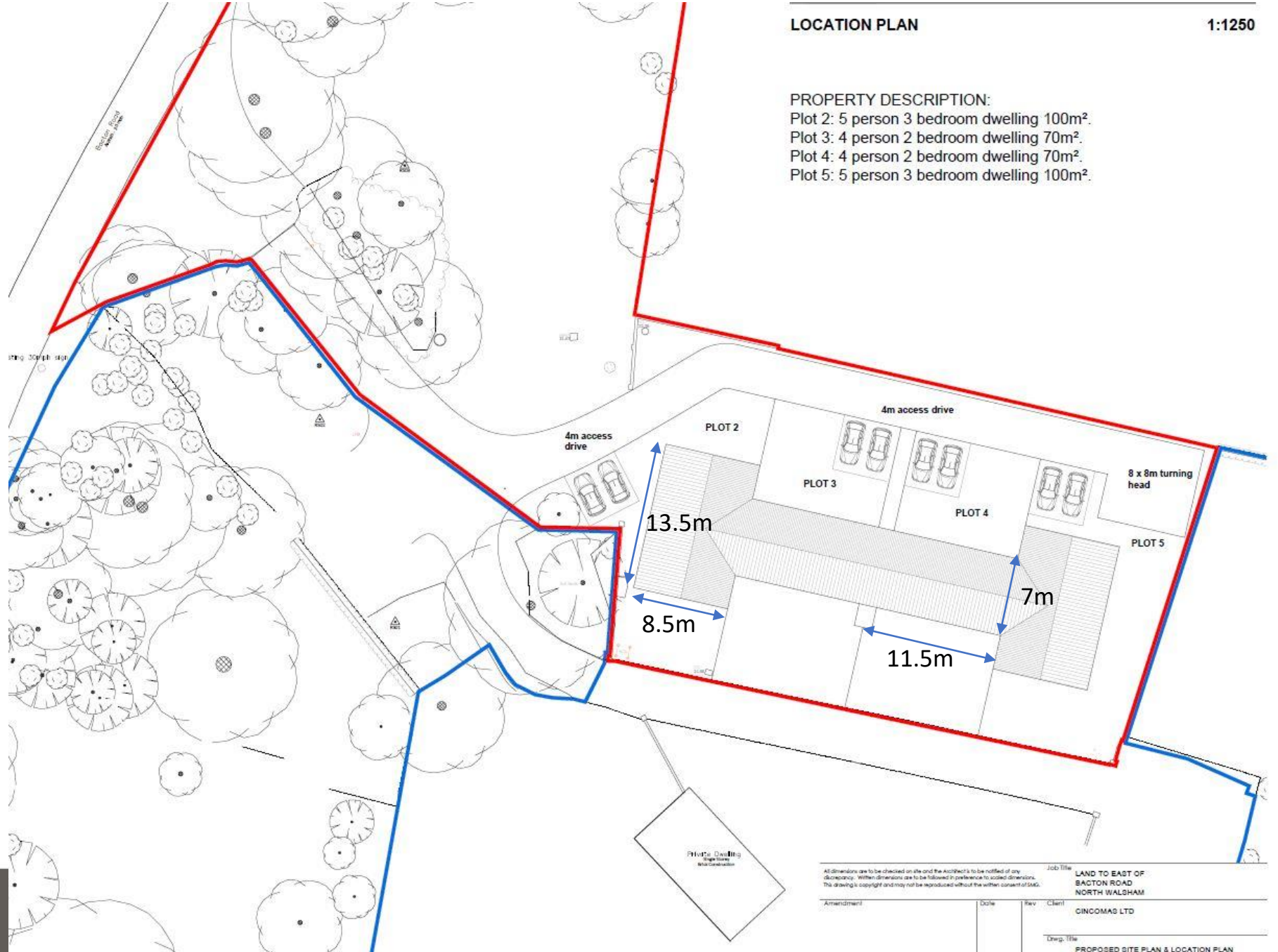
# Indicative Layout

(not for approval at  
this stage)

4 Dwellings in Total

2 No. 3 Beds (100sqm)

2 No. 2 Beds (70sqm)



PROPERTY DESCRIPTION:

- Plot 2: 5 person 3 bedroom dwelling 100m<sup>2</sup>.
- Plot 3: 4 person 2 bedroom dwelling 70m<sup>2</sup>.
- Plot 4: 4 person 2 bedroom dwelling 70m<sup>2</sup>.
- Plot 5: 5 person 3 bedroom dwelling 100m<sup>2</sup>.

All dimensions are to be checked on site and the Applicant is to be notified of any discrepancy. Within dimensions are to be followed in preference to scaled dimensions. This drawing is copyright and may not be reproduced without the written consent of SAG.

Job Title		LAND TO EAST OF BACTON ROAD NORTH WALSHAM	
Amendment	Date	Rev	Client
			CINCOMAS LTD
Dwg. Title		PROPOSED SITE PLAN & LOCATION PLAN	



# MAIN ISSUES

This application is at Stage 1 (Permission in Principle) and therefore the Committee can only reasonably consider:

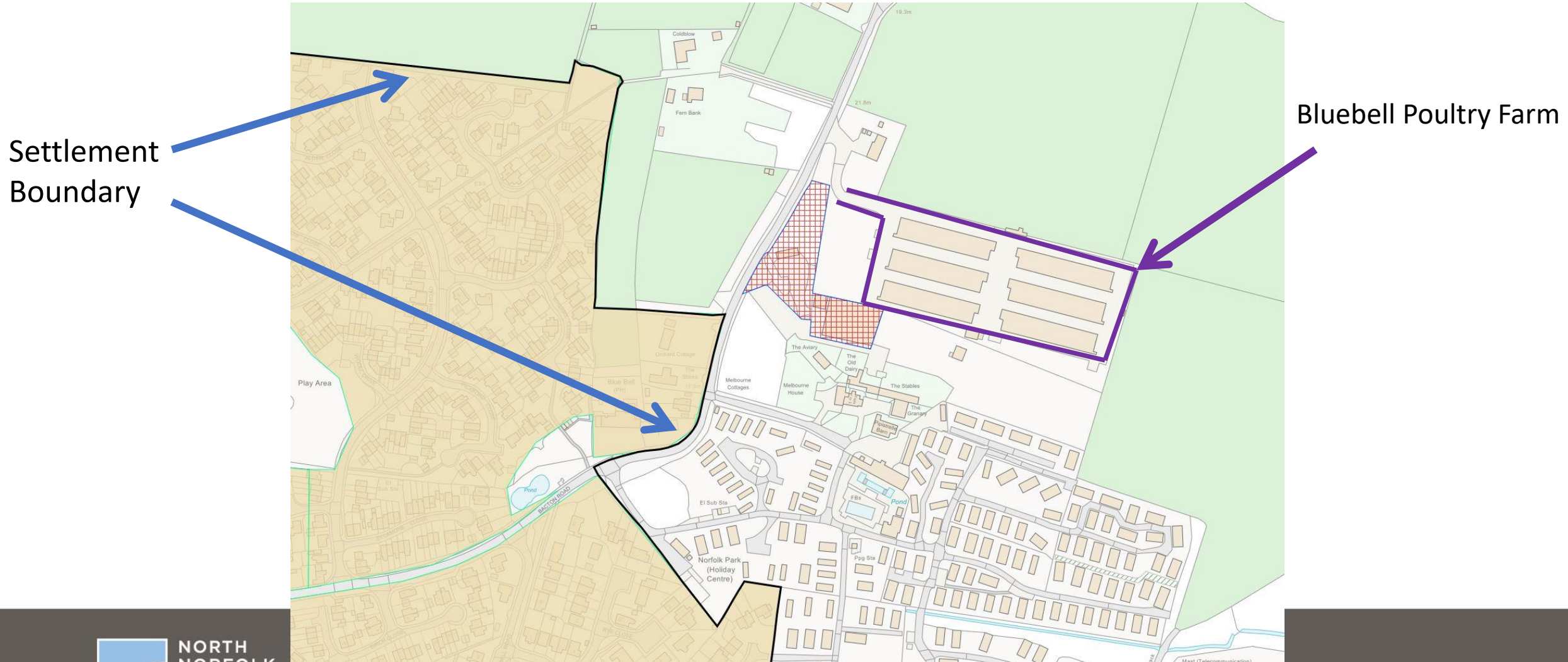
**Location** – Is this an appropriate location for the proposed development?

**Land Use** – Is the proposed use of the land for residential development acceptable?

**Amount of Development** – Is the amount of development proposed acceptable (up to 4 dwellings)

The second ('technical details consent') stage is when the detailed development proposals are assessed.

# Principle - Location of the Town Settlement Boundary and Bluebell Poultry Farm



# Highways safety and accessibility – Views North and South of Bacton Road outside the site entrance



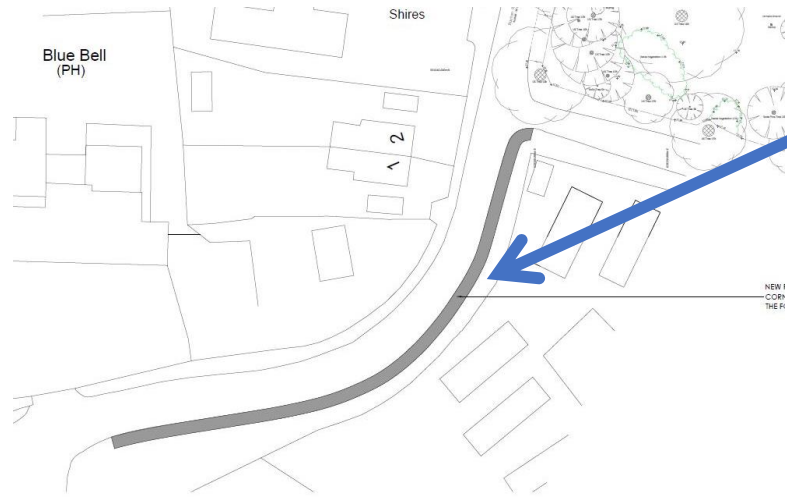


# Highways safety and accessibility – Difficulties of providing new safe footpath along Bacton Road



Suggested path in adjoining land

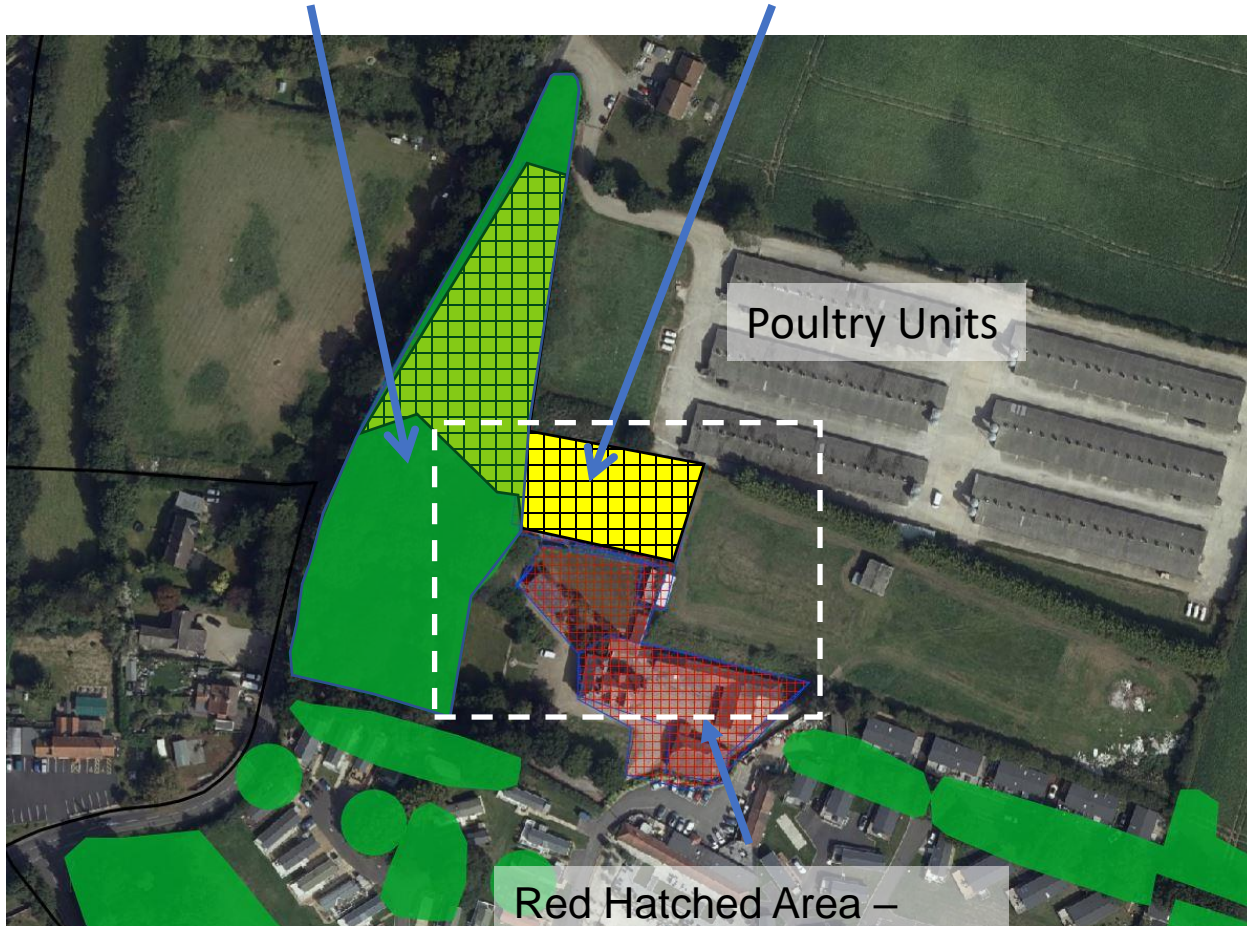
Utilities and trees in verge



# Layout constraints: TPO, proximity to Listed Building & neighbours

Green areas, TPO.

Yellow Hatched Area - Application Site



Red Hatched Area –  
adjoining residential site

Listed Building  
Residential Dwelling  
Poultry Units

(White Arrow 28 m)  
(Blue Arrow 12 m)  
(Red Arrow 5m)



# RECOMMENDATION

The application should be **REFUSED** because:

The proposal is for residential development on a site which is located on land designated as 'Countryside' under Policy SS 1 of the adopted Core Strategy. Policies SS 1 and SS 2 seek to prevent new housing development in the Countryside apart from certain limited exceptions which do not apply in this case.

Furthermore, the principle of such a development in the designated 'Countryside' area falls outside the scope of adopting a more flexible approach to proposals for new housing in rural communities or on previously developed land as set out within the National Planning Policy Framework (NPPF) Paragraphs, 77, 78, 79 and 118.

It is considered that there are no material considerations or public benefits which are sufficient to outweigh or justify this clear departure from the adopted and up-to-date Development Plan.