

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

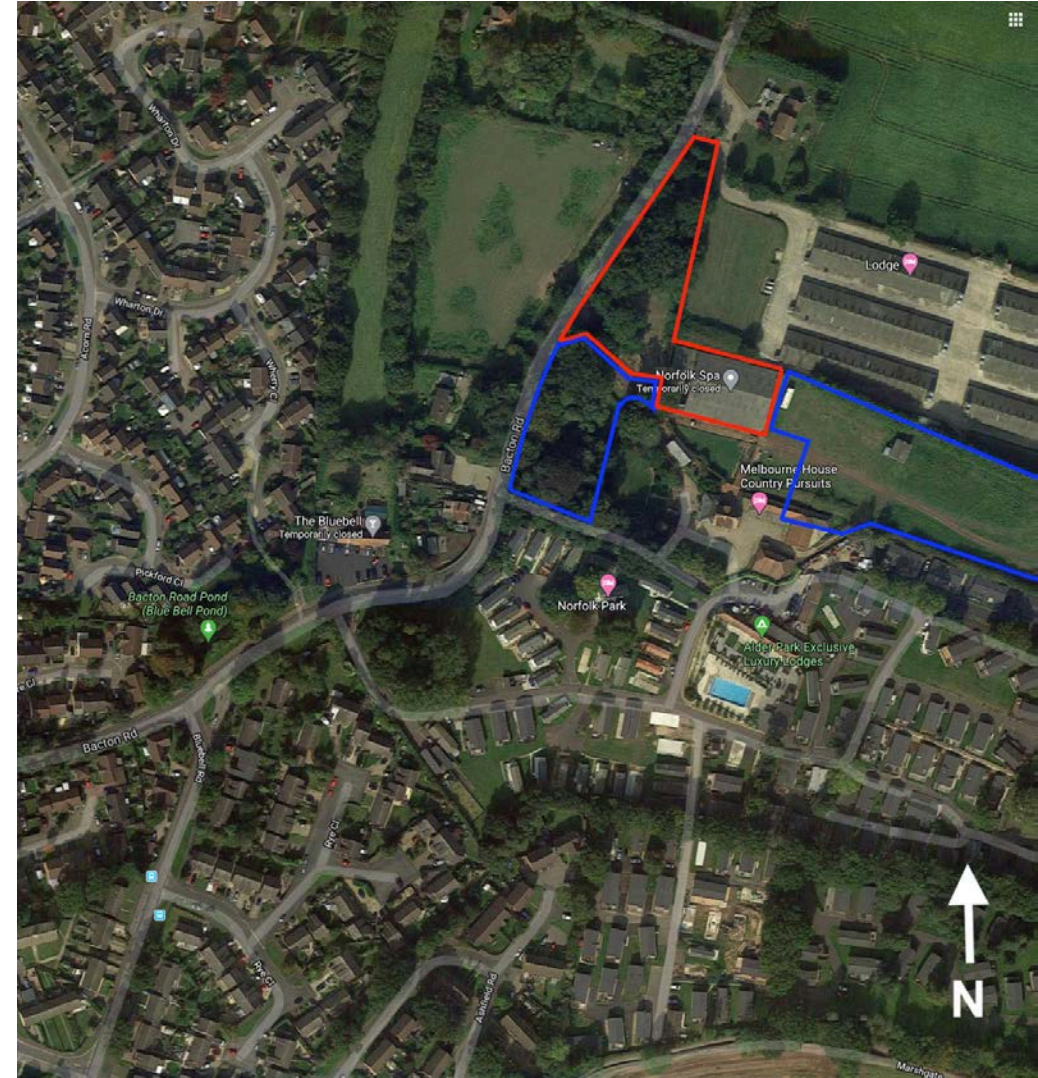
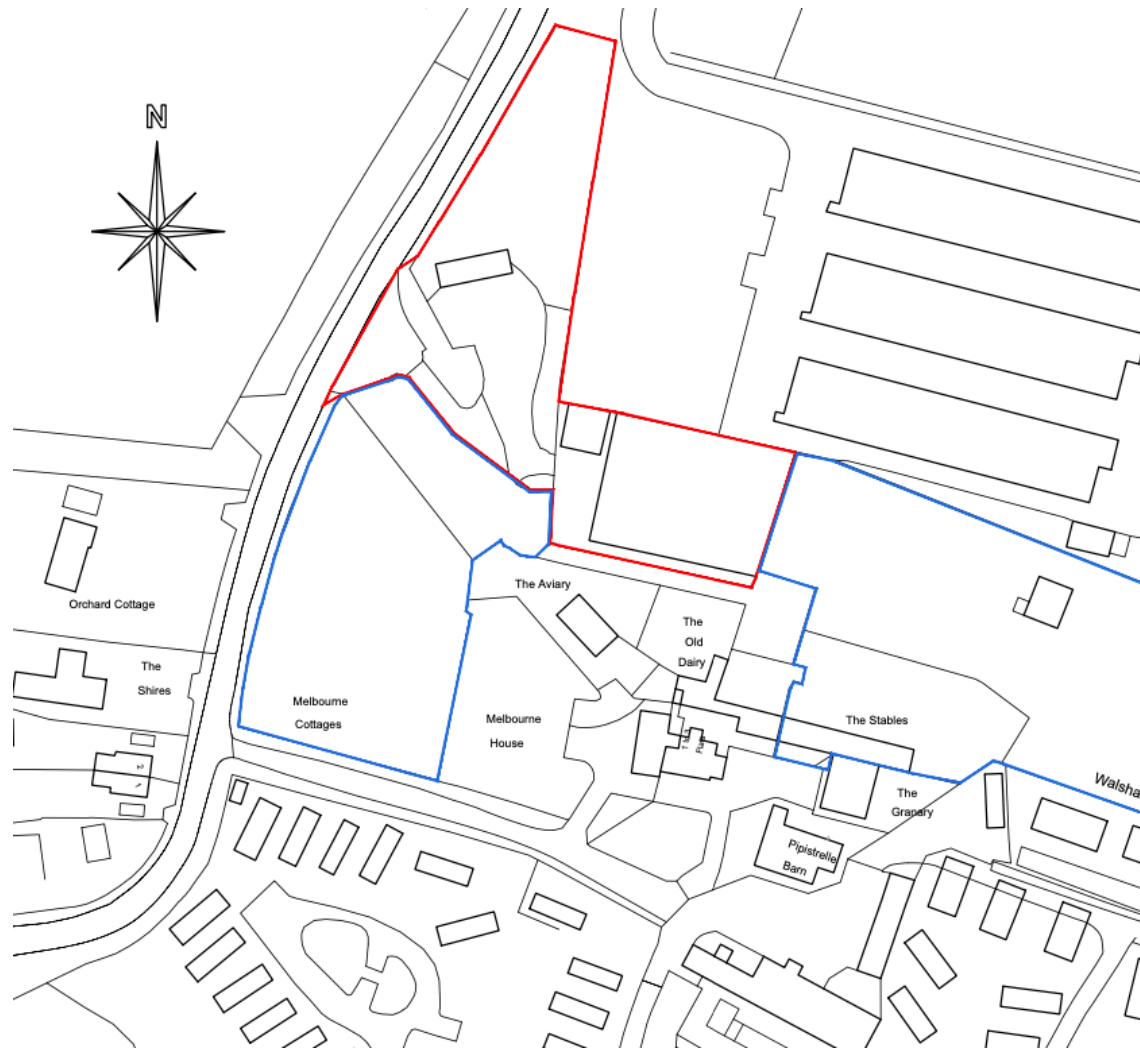


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[north-norfolk.gov.uk](http://north-norfolk.gov.uk)



# 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





# Proposal Suggested Layout

4 Dwellings in Total

2 – 3 Beds

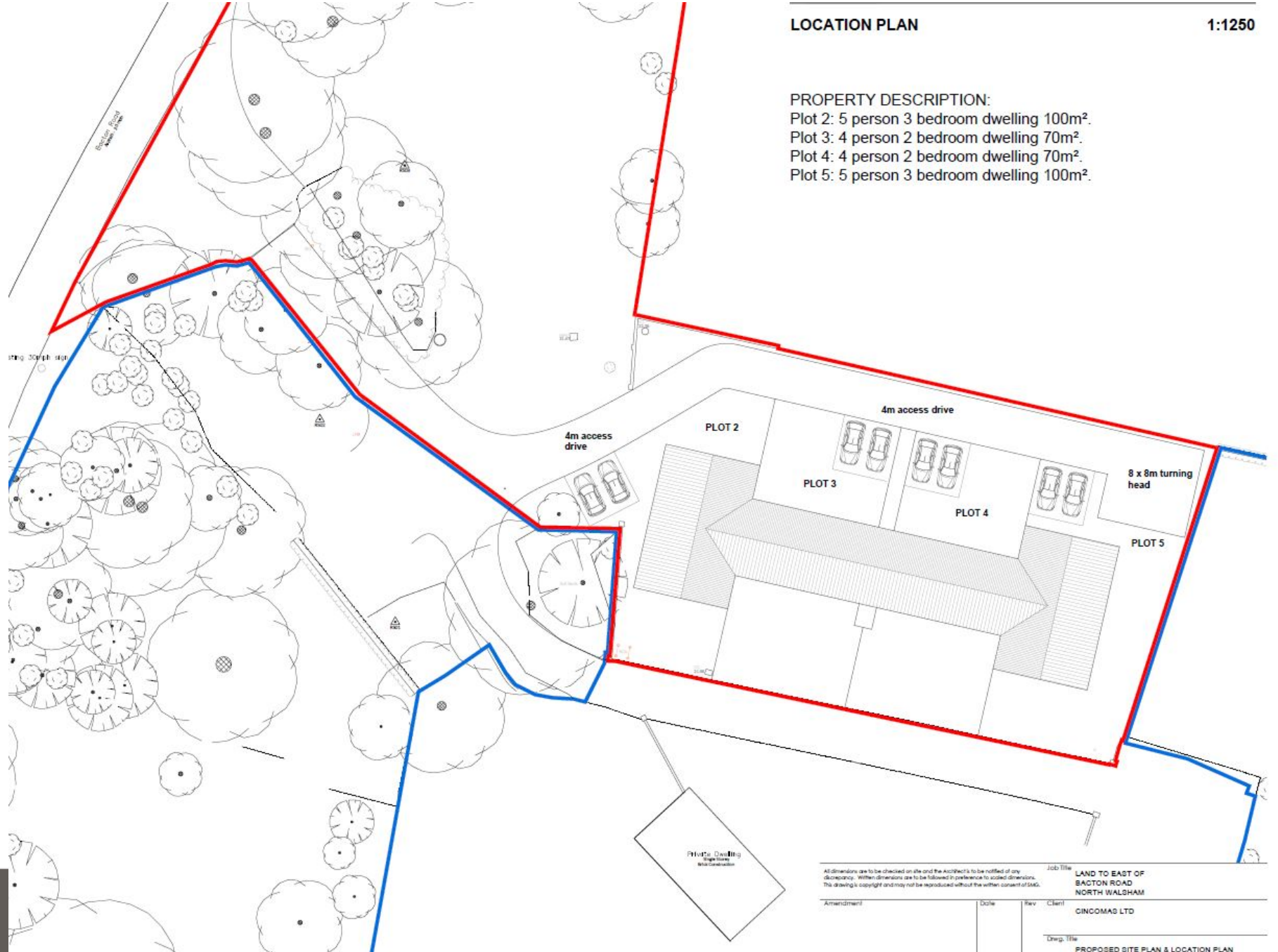
2 – 2 Beds

LOCATION PLAN

1:1250

## 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 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 S&P.

Amendment	Date	Rev	Client
			CINCOMAS LTD
Dwgp. Title			PROPOSED SITE PLAN & LOCATION PLAN



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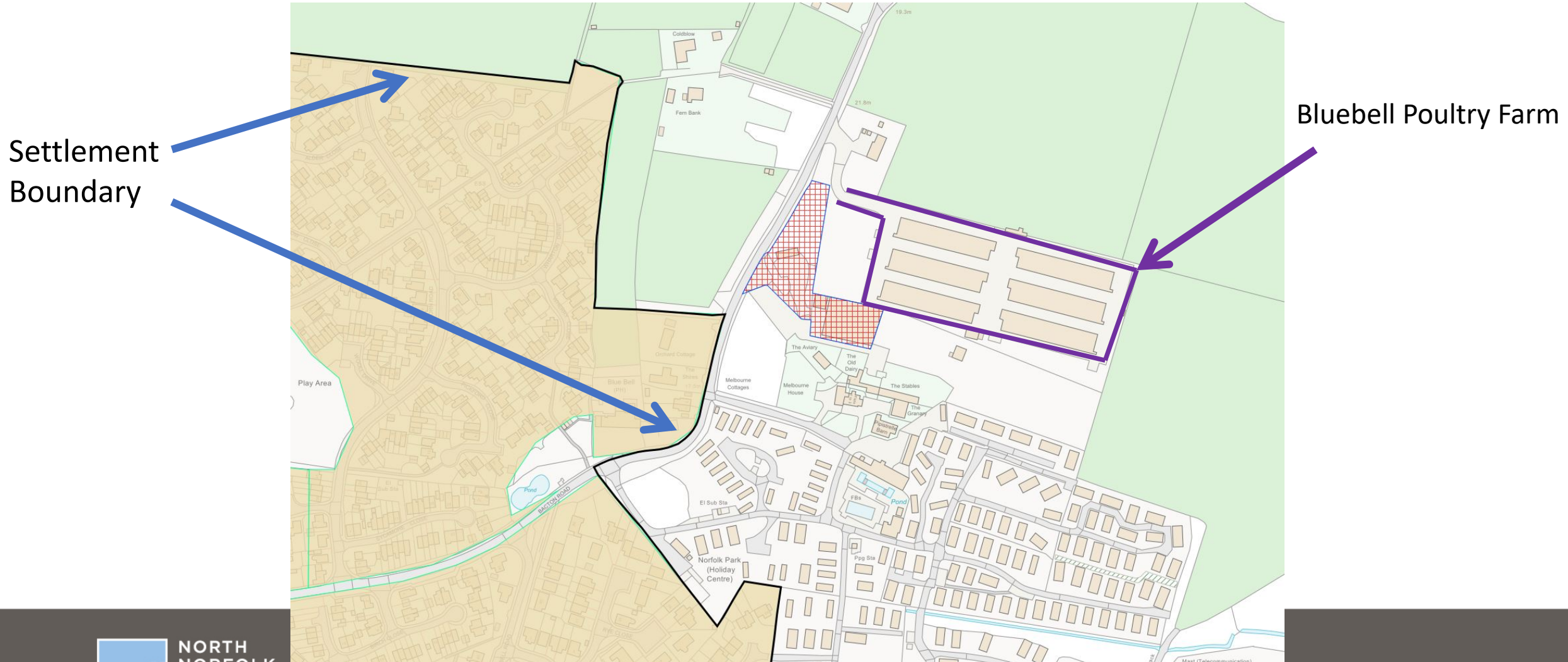
# MAIN ISSUES

Permission in Principle applications concern location, land use and amount of development.

Many factors affect the land use and amount of development in this location:

- Principle of housing uses
- Highway safety and accessibility
- Layout – amenity for future residents
- Noise, odour and land contamination
- Ecology and protected species
- TPO trees and landscape
- Any material considerations

# 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



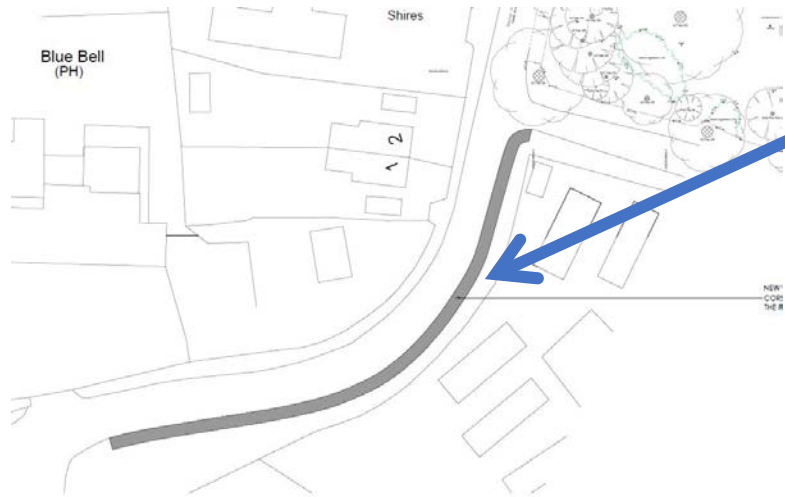


# Highways safety and accessibility – Difficulties of providing new safe footpath along Bacton Road



Suggested path in adjoining land

Utilities and trees in verge

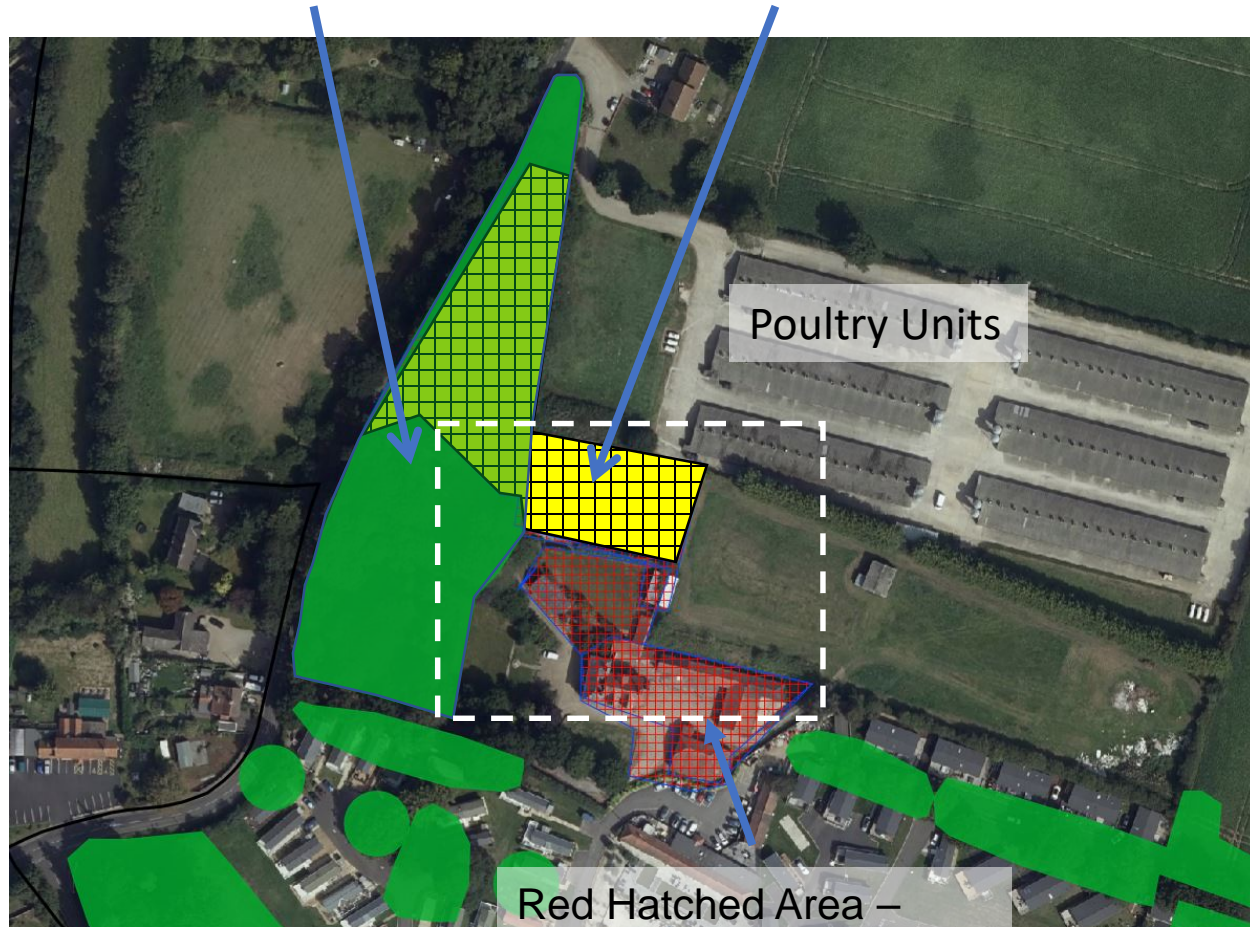




# Layout constraints: TPO, proximity to Listed Building & neighbours

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 **location** is not suitable for residential development.

- It is in the designated Countryside
- It is an inaccessible location

The proposed **land use** is not suitable on this site.

- It does not provide local needs affordable housing
- Odour has not been assessed nor mitigated
- Noise has not been assessed nor can it be controlled
- Contamination risks have not been assessed
- Redevelopment does not account for protected species
- TPO trees and landscape value may be threatened

The **amount** of development is not proven to be possible.

- Visibility splays may require removal of TPO trees
- A suitable layout has not been proven to be possible

There are no material considerations / public benefits in favour to outweigh the departure from the development plan.