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Date : 19 July 2017

Mr Robert Gower  
[gowerr@gmail.com](mailto:gowerr@gmail.com)

**Enquiry Reference**  
ENQ20170310

Dear Robert

**Description** : Proposed House and Garage  
**Location** : Land Adj 50 Plumstead Road, Great Little Plumstead, NR13 5BU

Thank you for your recent enquiry. Any application would be assessed against the development plan for the area which comprises the Joint Core Strategy for Broadland, Norwich and South Norfolk Adopted March 2011, amendments adopted January 2014 (JCS) and the Development Management DPD (2015) together with relevant national policy guidance including the National Planning Policy Framework and National Planning Policy Guidance.

In particular, the following policies are relevant:

**Joint Core Strategy**

Policy 1 Addressing climate change and protecting environmental assets  
Policy 2 Promoting good design  
Policy 3 Energy and Water  
Policy 4 Housing Delivery  
Policy 6 Access and transportation  
Policy 15 Service Villages

**Development Management DPD 2015**

Policy GC1 Presumption in favour of sustainable development  
Policy GC2 Location of new development  
Policy GC4 Design  
Policy EN1 Biodiversity and Habitats  
Policy TS3 Highway safety  
Policy TS4 Parking guidelines

I would also refer you to relevant policies in the Great Plumstead, Little Plumstead and Thorpe End Garden Village Neighbourhood Plan 2014-2034, link below:

[https://www.broadland.gov.uk/downloads/file/346/great\\_little\\_plumstead\\_neighbourhood\\_plan](https://www.broadland.gov.uk/downloads/file/346/great_little_plumstead_neighbourhood_plan)

In this instance, as you are aware, the site lies outside of any settlement boundary. The proposed development therefore conflicts with Core Strategy Policy 1 and Policies GC1 and GC2 of the Development Management DPD (2015) and therefore unlikely to receive

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officers support. As you have made reference to planning permission was refused under planning reference 20091221. In particular, the Inspector made the following comments:

*‘while the proposal would continue the linear form, density and type of housing development along Plumstead Road and notwithstanding the village hall opposite, I conclude that it would be an encroachment into the countryside, having a significant adverse effect on the character and appearance of the area. As such, it would conflict with the aims of LP Policies that aim to protect these factors, including GS1, GS3, ENV1, ENV2 and HOU7.’*

*The appeal site is outside but adjoining the boundary of a Conservation Area that was designated after the appeal was made. In the light of my conclusions on the main issue this does not have a material effect on my decision.’*

However, the planning policy context has changed since the appeal decision and the site lies within the Norwich Policy Area. Consequently any application would require to be considered in the context of Paragraph 49 of the NPPF specifically that *‘relevant policies for the supply of housing should not be considered up-to-date’*. Also, the relevant implications in relation to paragraph 14 of the NPPF must be considered i.e. that:

*Where a development plan is silent or out-of-date, granting planning permission unless:*

*Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework as a whole; or  
Specific policies in this Framework indicate development should be restricted’*

In relation to sustainability, Paragraph 7 of the Framework defines sustainable development as having three roles:

- economic, in terms of building a strong economy and in particular by ensuring that sufficient land of the right type is available in the right places;
- social, by supporting, strong vibrant and healthy communities by providing the supply housing required to meet future need in a high quality environment with accessible local services; and
- environmental, through the protection and enhancement of the natural, built and historic environment.

Paragraph 8 of the NPPF also stresses that these roles should not be undertaken in isolation because they are mutually dependent; therefore a balanced assessment against these roles would be required.

In terms of the economic and social criteria, one new dwelling would make a positive contribution to the housing supply shortfall and provide some short-term economic benefits through its construction.

The social role of sustainable development also seeks to ensure, amongst other matters, the creation of a high quality built environment with accessible local services. The site lies close to the settlement limit of Thorpe End in close proximity to a reasonable level of services and facilities in Great Plumstead and Little Plumstead.

The environmental role of sustainable development seeks to in part contribute towards protecting and enhancing the natural, built and historic environment. Consideration of any proposal's impact on the character and appearance of the area within which it is situated is therefore integral to the environmental dimension of sustainable development. Careful attention therefore would need to be paid to the existing and proposed landscaping in relation to the site, particularly in relation to the boundaries where the site adjoins open countryside.

Other issues may include:

- Acceptability of the proposed access arrangements, pre-application advice can be obtained from Norfolk County Council Highways.
- The site may contain a historic environment record and further investigation may be required in respect of archaeology.
- Design and layout should respect and reflect the local character and heritage.

I would also make you aware that the Community Infrastructure Levy (CIL) would be applied to this site. Further information about CIL can be found on the Council's website.

In summary, the site lies outside the defined settlement area and for this reason the proposal conflicts with Policy 1 of the JCS and Policies GC1 and GC2 of the Development Management DPD (2015). Therefore, for any proposal to be successful it would have to be demonstrated that it is sustainable development having regard to the relevant criteria set out in the NPPF as referred to above.

Any application should also take into account the relevant policies in the Neighbourhood Plan as referred to above.

Every effort has been made to give you a helpful reply. However, the contents of this letter only represent officer opinion at this stage. Should you decide to proceed further consideration to the proposal will be given at the application stage when the results of publicity and consultations will be taken into account. The Council will not therefore be responsible for any loss suffered as a result of anyone relying on the opinion in this letter.

This advice is based upon the current adopted policies and any emerging policies where relevant. You should be aware that policy changes may occur at any time after the date of this letter which may alter the informal opinion regarding the proposed development.

If you have any queries, please do not hesitate to contact me.

If you have any queries regarding this matter then please do not hesitate to contact the officer named at the top of this letter.

Yours sincerely



Mr P Courtier  
Head of Planning