

Reference: 06/16/0472/O

Parish: Great Yarmouth

Officer: Mr Jack Ibbotson

Expiry Date: 16-11-16

Applicant: Mr T Philpott

Proposal: Construction of a detached bungalow and garage

Site: Woodland 14 Beach Road, Scratby Great Yarmouth, NR29 3AJ

REPORT

1 Background/History:-

- 1.1 Woodland, 14 Beach Road is a relatively large residential property with extensive gardens located outside, but directly adjacent to the settlement boundary for the village of Scratby. The existing dwelling on site is a large dormer bungalow which has seen some modification and alteration, the curtilage is divided by a row of trees to the west side of the plot. The curtilage has a number of animal coops and other outbuildings. Previously (app. Ref. 06/14/0604/F) an area of the curtilage under the same ownership of the applicant, to the north of this application site, has had approval for the subdivision and creation of a new residential dwelling house.
- 1.2 The grounds surrounding the original property including those associated with previous planning applications equate to approximately 0.3 ha. The site area proposed to be separated from the original dwelling would be approximately 1/3rd of the site area currently used as residential garden area. There are areas outside of the curtilage under the applicants ownership not included in this application which have a use and appearance which is not domestic and would be classified as being agricultural in use.
- 1.3 Bounding the site are a mature evergreen hedge of >2.5m and within the site and to the rear of the site are hedges, trees and other planting which further 'green' the site and shield it to an extent from views outside of the site.
- 1.4 Outline planning permission is sought for the erection of a single storey bungalow which would be sited within the southern third (Approximate) of the current curtilage of No14. Beach Road. The application for outline Planning permission seeks permission for the principle of residential development in this location with the details of the layout, scale and access included within this application. Landscaping and appearance will be reserved matters to be

dealt with in a subsequent application should this application be approved. The application does give an indicative drawing of the proposed dwelling.

- 1.5 The site access will be from the existing access currently used by the host property and would also be used for the previously approved dwelling to the north of the site. The front of the subdivided site would form a parking a turning area with an L formed dwelling facing westwards. The private curtilage area would be to the rear and south of the property.
- 1.6 Indicative drawings show the scale of the building to be a single storey dwelling which would sit roughly in-line with the host dwellings side elevations and is of a similar proportion and form to this dwelling, although specified as being single storey.
- 1.7 Whilst landscaping is to be agreed as a reserved matter, the drawings submitted show that the front boundary treatment of mature hedging will be retained.

2. Consultations :-

2.1 Neighbours –

Following a consultation process in line with the General Development Procedure Order which included a site notice and press advert as the scheme is a departure from the local plan, no neighbouring residents submitted comments on this application.

2.3 Norfolk County Council as Highway Authority –

NCC commented in support of the development subject to the addition of conditions. In particular there is a requirement to link the development to the existing footpath. This offsite highway improvement would be dealt with by a condition with a prior to commencement trigger.

Other standard Highways conditions will be attached to the application.

2.4 Building Control – No adverse comments

2.5 Strategic Planning – Have set out the relative policies (set out in part 3 of this report). The assessment of the site in regards to policy will be set out in the analysis section of the report (part 6).

2.6 Ormesby St Margaret with Scratby Parish Council – Objection

The parish council set out two main concerns, firstly the impact that the intensification of the use of the site would result in more vehicular and

pedestrian movements from the site which is located on what the parish council consider a busy and dangerous junction.

Additionally, the parish council raise concerns that this could result in pressure for further development within land owned by the applicant.

3 Interim Housing Land Supply Policy

This policy only applies when the Council's Five Year Housing land Supply utilises sites identified in the Strategic Housing Land Availability Assessment. New housing development may be deemed acceptable outside, but adjacent to existing Urban Areas or Village Development Limits providing the following criteria, where relevant to the development, have been satisfactorily addressed:

- a) The scale of the development is appropriate to the size, character and role of the settlement as indicated in the settlement hierarchy and the level of housing proposed in any one settlement is generally in accordance with the level of housing proposed in emerging Policy CS2
- b) The proposed mix of housing sizes, types and tenures reflect local housing requirements in accordance with the latest Strategic Housing Market Assessment, this may include self build schemes and lower density housing
- c) At least 10% or 20% affordable housing depending on the affordable housing sub-market area is proposed unless exceptional circumstances can be demonstrated i.e. the proposal would result in the significant regeneration of a brownfield site
- d) The townscape and historic character of the area including designated heritage assets are conserved and enhanced. The final design should appropriately respond to and draw inspiration from distinctive local natural and built characteristics such as scale, form, massing and materials
- e) The proposed density and layout is appropriate and reflects the character and appearance of the surrounding area. Where 'higher' densities are proposed these will only be permitted if potential impacts have been mitigated by a well thought-out design
- f) A sequential approach has been taken to steer development to areas with the lowest probability of flooding, where this is not consistent with sustainability objectives (as set out in the Exception test) a Flood Risk Assessment should be provided incorporating appropriate mitigation measures, including emergency and evacuation plans

- g) Measures have been taken to avoid reductions in water quality and ensure that adequate foul water capacity is available to serve the development
- h) Measures have been taken to avoid or reduce adverse impacts on existing biodiversity and geodiversity assets. Where adverse impacts are unavoidable, suitable measures will be required to mitigate any adverse impacts. Where mitigation is not possible, the Council will require that full compensatory provision be made
- i) The landscape character of the surrounding area is conserved and enhanced, especially where the proposed development is in close proximity to an important landscape area, such as the Broads or the Norfolk Coast Area of Outstanding Natural Beauty. It is advisable that schemes in close proximity to the Broads also seek pre-application design advice from the Broads Authority
- j) The proposed development creates a safe and accessible environment that offers convenient access to key facilities and public transport
- k) The strategic and local road network can accommodate the proposed development without obstructing existing pedestrian and vehicular movements or negatively impacting upon public safety
- l) The development, having regard to other committed developments, would not be constrained by the need for significant off-site infrastructure which is not planned or funded
- m) The proposed development fulfils the day-to-day needs of residents and visitors including the provision of suitable private and communal open space, provision of sufficient car parking, planning for cycle storage and ensuring appropriate waste and recycling facilities are provided
- n) The proposal is demonstrated to be deliverable and viable, having regard to necessary contributions towards infrastructure, service provision and affordable housing, and the intention to develop is demonstrated by the applicant. To maximise housing delivery the Council will seek to ensure that the development commences within 2 years of planning permission being granted

4.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):

- 4.2 Paragraph 215 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater

the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007 and assessed again in January 2016. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.

- 4.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.

4.4 POLICY HOU10

PERMISSION FOR NEW DWELLINGS IN THE COUNTRYSIDE WILL ONLY BE GIVEN IF REQUIRED IN CONNECTION WITH AGRICULTURE, FORESTRY, ORGANISED RECREATION, OR THE EXPANSION OF EXISTING INSTITUTIONS.

THE COUNCIL WILL NEED TO BE SATISFIED IN RELATION TO EACH OF THE FOLLOWING CRITERIA:

- (i) THE DWELLING MUST BE REQUIRED FOR THE PURPOSE STATED
- (ii) IT WILL NEED TO BE DEMONSTRATED THAT IT IS ESSENTIAL IN THE INTERESTS OF GOOD AGRICULTURE OR MANAGEMENT THAT AN EMPLOYEE SHOULD LIVE ON THE HOLDING OR SITE RATHER THAN IN A TOWN OR VILLAGE NEARBY
- (iii) THERE IS NO APPROPRIATE ALTERNATIVE ACCOMMODATION EXISTING OR WITH PLANNING PERMISSION AVAILABLE EITHER ON THE HOLDING OR SITE OR IN THE NEAR VICINITY
- (iv) THE NEED FOR THE DWELLING HAS RECEIVED THE UNEQUIVOCAL SUPPORT OF A SUITABLY QUALIFIED INDEPENDENT APPRAISOR
- (v) THE HOLDING OR OPERATION IS REASONABLY LIKELY TO MATERIALISE AND IS CAPABLE OF BEING SUSTAINED FOR A REASONABLE PERIOD OF TIME. (IN APPROPRIATE CASES EVIDENCE MAY BE REQUIRED THAT THE UNDERTAKING HAS A SOUND FINANCIAL BASIS)
- (vi) THE DWELLING SHOULD NORMALLY BE NO LARGER THAN 120 SQUARE METRES IN SIZE AND SITED IN CLOSE PROXIMITY TO EXISTING GROUPS OF BUILDINGS ON THE HOLDING OR SITE
- (vii) A CONDITION WILL BE IMPOSED ON ALL DWELLINGS PERMITTED ON THE BASIS OF A JUSTIFIED NEED TO ENSURE THAT THE OCCUPATION OF THE DWELLINGS SHALL BE LIMITED TO PERSONS SOLELY OR

MAINLY WORKING OR LAST EMPLOYED IN AGRICULTURE, FORESTRY, ORGANISED RECREATION OR AN EXISTING INSTITUTION IN THE LOCALITY INCLUDING ANY DEPENDANTS OF SUCH A PERSON RESIDING WITH THEM, OR A WIDOW OR WIDOWER OR SUCH A PERSON

- (viii) WHERE THERE ARE EXISTING DWELLINGS ON THE HOLDING OR SITE THAT ARE NOT SUBJECT TO AN OCCUPANCY CONDITION AND THE INDEPENDENT APPRAISOR HAS INDICATED THAT A FURTHER DWELLING IS ESSENTIAL, AN OCCUPANCY CONDITION WILL BE IMPOSED ON THE EXISTING DWELLING ON THE HOLDING OR SITE
- (ix) APPLICANTS SEEKING THE REMOVAL OF ANY OCCUPANCY CONDITION WILL BE REQUIRED TO PROVIDE EVIDENCE THAT THE DWELLING HAS BEEN ACTIVELY AND WIDELY ADVERTISED FOR A PERIOD OF NOT LESS THAN TWELVE MONTHS AT A PRICE WHICH REFLECTS THE OCCUPANCY CONDITIONS*

IN ASSESSING THE MERITS OF AGRICULTURAL OR FORESTRY RELATED APPLICATIONS, THE FOLLOWING ADDITIONAL SAFEGUARD MAY BE APPLIED:-

- (x) WHERE THE NEED FOR A DWELLING RELATES TO A NEWLY ESTABLISHED OR PROPOSED AGRICULTURAL ENTERPRISE, PERMISSION IS LIKELY TO BE GRANTED INITIALLY ONLY FOR TEMPORARY ACCOMMODATION FOR TWO OR THREE YEARS IN ORDER TO ENABLE THE APPLICANT TO FULLY ESTABLISH THE SUSTAINABILITY OF AND HIS COMMITMENT TO THE AGRICULTURAL ENTERPRISE
- (xi) WHERE THE AGRICULTURAL NEED FOR A NEW DWELLING ARISES FROM AN INTENSIVE TYPE OF AGRICULTURE ON A SMALL ACREAGE OF LAND, OR WHERE FARM LAND AND A FARM DWELLING (WHICH FORMERLY SERVED THE LAND) HAVE RECENTLY BEEN SOLD OFF SEPARATELY FROM EACH OTHER, A SECTION 106 AGREEMENT WILL BE SOUGHT TO TIE THE NEW DWELLING AND THE LAND ON WHICH THE AGRICULTURAL NEED ARISES TO EACH OTHER.

NOTE: - THIS WOULD NORMALLY BE AT LEAST 30% BELOW THE OPEN MARKET VALUE OF THE PROPERTY.

4.5 POLICY HOU17 -

IN ASSESSING PROPOSALS FOR DEVELOPMENT THE BOROUGH COUNCIL WILL HAVE REGARD TO THE DENSITY OF THE SURROUNDING AREA. SUB-DIVISION OF PLOTS WILL BE RESISTED WHERE IT WOULD BE LIKELY TO LEAD TO DEVELOPMENT OUT OF CHARACTER AND SCALE WITH THE SURROUNDINGS.

(Objective: To safeguard the character of existing settlements.)

5 Core strategy – Adopted 21st December 2015

5.1 POLICY CS1 – FOCUSING ON A SUSTAINABLE FUTURE

For the Borough of Great Yarmouth to be truly sustainable it has to be environmentally friendly, socially inclusive and economically vibrant not just for those who currently live, work and visit the borough, but for future generations to come. When considering development proposals, the Council will take a positive approach, working positively with applicants and other partners to jointly find solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible.

To ensure the creation of sustainable communities, the Council will look favourably towards new development and investment that successfully contributes towards the delivery of:

- a) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements
- b) Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community
- c) Environmentally friendly neighbourhoods that are located and designed to help address and where possible mitigate the effects of climate change and minimise the risk of flooding
- d) A thriving local economy, flourishing local centres, sustainable tourism and an active port
- e) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport
- f) Distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

Planning applications that accord with this policy and other policies within the Local Plan (and with policies in adopted Neighbourhood Plans, where relevant) will be approved without delay, unless other material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole
- Specific policies in that Framework indicate that development should be restricted

6. Assessment

- 6.1 The application for a dwelling in this location is a departure from local plan policy because the site is outside the settlement boundary for Scratby, and is not located within an allocated area for residential development. 14 Beach Road, has seen previous applications which includes both approvals and refusals on site. The most recent refusal was for a two storey dwelling in this section of the site.
- 6.2 Great Yarmouth Borough Council has adopted an Interim Housing Land Supply Policy which sets out that new housing development may be deemed acceptable outside, but adjacent to existing Urban Areas or Village Development Limits providing certain criteria are met. The application site is adjacent to the settlement boundary of Scratby (See fig 1.), and therefore whilst a departure from the adopted local plan, the above interim policy bears some weight, and therefore the scheme is considered against these criteria. On balance it is felt that the development is in accordance with the Interim Housing Land Supply Policy.

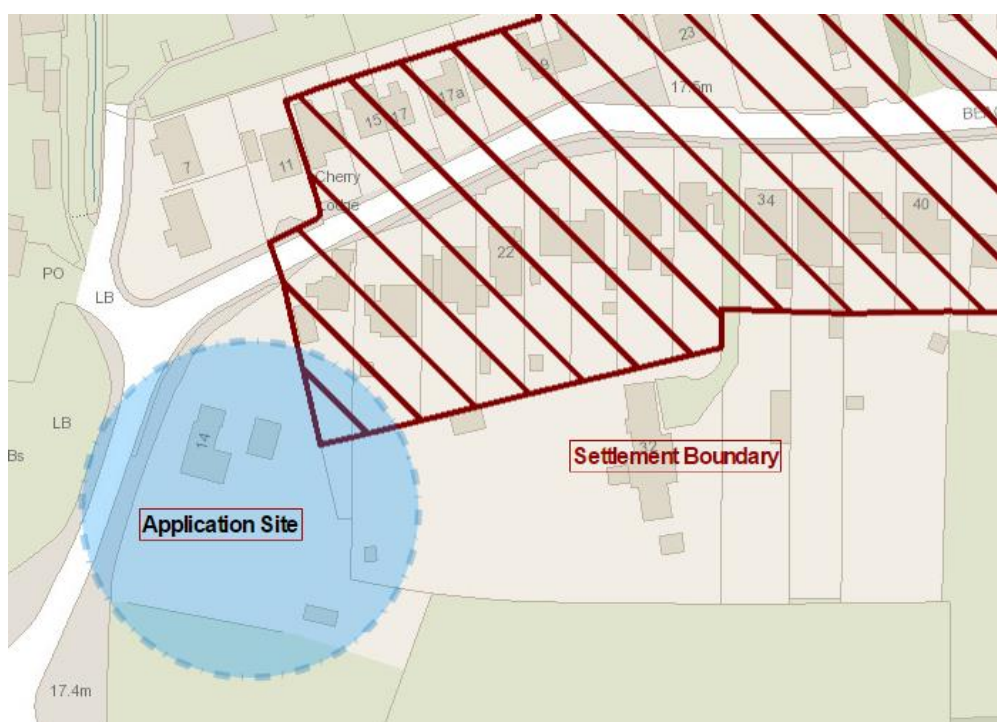


Fig 1.

- 6.3 Previously the scheme had been refused on the grounds that the development was over development of the plot, in a form which would harm the character and appearance of the wider area. These reasons were upheld by the Planning Inspectorate as part of the subsequent appeal. This scheme has seen a significant change in the design, and also scale of the proposal. In addition, the policy context has changed.

- 6.4 Due to the proximity of the site to the built up area boundary there is a need to assess the scheme against the criteria as set out in the Interim Housing Land Supply Policy. The scale of the development is appropriate to the size, character and role of the settlement as indicated in the settlement hierarchy as a single additional dwelling within a well screened residential garden would not create the harm as would have been the case for the previously refused scheme for a two storey dwelling. 5% of the boroughs additional residential development should take place in settlements such as Scratby, and therefore single dwelling development fits with this more limited distribution of development.
- 6.5 Criteria B, C, are not relevant in this instance due to the small scale nature of a single dwelling where affordable housing requirements cannot be required, and the house type would broadly fit within the requirements of the Strategic Housing Market Assessment. Criterion D relating to design and details, would need to be addressed predominantly in the reserved matters application, , however the scale, indicative height and layout of the plot would comply with this policy. This criterion alongside criterion E has been considered, and results in the reduced scale of development to the previously refused scheme. The proposed density and layout of single storey bungalow development in a low density layout with room for private gardens and domestic landscaping is considered to be appropriate and reflects the character and appearance of the surrounding area.
- 6.6 The site is not within a flood risk area and therefore a sequential approach is not required in the assessment of this application. In terms of run off the size of the site, use of a soakaway and the conditioning of materials for the drive would ensure that drainage can be adequately dealt with at the property. Due to the sites proximity to the settlement of Scratby there is adequate foul water capacity available to serve the development with a link to the existing mains drains.
- 6.7 On balance the highways impact of this development is considered acceptable subject to the provision of a condition which would require the development to create a linked foot path pedestrian access to the development outside of the application site to the existing highways pavement to the north of the site. Within the site there is space to provide adequate parking and turning. Whilst the access is near a relatively busy road, visibility splays would be provided and Norfolk County Council Highways have not objected to the scheme. Therefore whilst the objection of the parish council is acknowledged, it would not sustain a refusal.
- 6.8 The development would be sited far enough away from the host property, and any other neighbouring residential properties so as to ensure that the new

development would have no detrimental impacts upon the amenity of neighbouring residents. The site is spacious and orientated in a way which would provide a good level of amenity, including private garden space for future occupiers.

- 6.9 By virtue of the proposed site's location outside of the settlement boundary the plot is within a more rural setting and would result in an increase in the developed nature of the site. However, the current character and appearance of the site to be developed is associated with its enclosed residential garden use including garden structures and paraphilia, this would in part be retained and the low level bungalow dwelling proposed would not stand out particularly which is an important consideration due to the prominence of this corner plot. Landscaping is a reserved matter, and should reflect the need to maintain a screen to the site as there is currently. However on balance due to the relatively contained nature of this site, and retention of open land surrounding the enclosed garden development plot, this development would not erode the rural character of the area, which would retain its appearance from views entering the village on the main coastal road.

7 Recommendation

- 7.1 Approve – the proposal is considered to accord to policy CS1 and CS2 of the Great Yarmouth Local Plan – Core Strategy and the Interim Housing Land Supply Policy.
- 7.2 It is noted that there will be an increase in pedestrian, cycle and vehicular movements from the site and the existing access, and therefore whilst this is considered acceptable in broad terms, the applicant will be required to improve pedestrian access to the site through imposition of condition. Other conditions relating to landscaping, design and standard highways conditions as requested by Norfolk County Council's Highway officer would also be required.

Jill K. Smith

From: Sue Eagle <ormesbyclerk@btinternet.com>
Sent: 13 September 2016 12:19
To: plan
Subject: Ormesby St Margaret with Scratby PC - comments

Good afternoon,

Please see the following comments from Ormesby St. Margaret with Scratby PC

14 Beach Road, Scratby – 06/16/0472/O

There has been a number of developments proposed on this site in previous years.

Our overriding objection is that of road safety with regards to a shared access onto Beach Road, as permission has already been granted for one new property and together with the existing residence and the proposed new property this would mean the driveway would be servicing all three.

The entrance is adjacent to a very busy junction that serves the Garden Centre, Post Office and Shop, two new properties, farm entrance with light industrial units and a busy Parish Hall.

The site is fronted by a tall overgrown hedge. The visibility splay from the existing property is minimal.

We therefore, strongly object to this application on the grounds of safety.

The Council is also concerned that this is a large size plot of land and that this application could be followed by other applications for more properties.

It is hoped that **all neighbouring properties** are made aware of this proposed development as we have received a number of concerns from Parishioners regarding speeding and traffic problems on this part of the highway, one of which has recently been passed onto NCC Highways.

Clere House – Pippin Close, Ormesby St Margaret 06/16/0140/F

The Parish Council consider it very important that a Management Committee for the development be set up to address any future problems.

The agent has already confirmed that a pedestrian route will be retained. It is important that this route remain to be a Public Right of Way at all times and not just a permissive right of way. The Parish Council insist that this matter be dealt with as a matter of upmost importance before making any decision.

22 North Road, Ormesby St Margaret 06/16/0499/F

The Council are concerned about the close proximity of the neighbouring property and hope the Planning Committee will take this into account when making their decision.

Regards,

Sue Eagle

Clerk to Ormesby St Margaret with Scratby Parish Council

Tel: 01493 733037

To: **Building Control Manager**

My Ref: **06/16/0472/O**

From: Development Control Manager

Date: 16th August 2016

Case Officer: Mr J Beck

Parish: Ormesby St.Marg 16

Development at:-

Woodland 14 Beach Road
Scratby
GREAT YARMOUTH
NR29 3AJ

For:-

Construction of a detached
bungalow and garage

Applicant:-

Mr T Philpot
Flat 2 Post Office Flats
Hall Quay
GREAT YARMOUTH

Agent:-

Mr A Middleton
23 Regent Street
GREAT YARMOUTH
Norfolk

The above mentioned application has been received and I would be grateful for your comments on the following matters:-

Please let me have any comments you may wish to make by 30th August 2016.

COMMENTS: *NO ADVERSE COMMENTS*



12-8-16

Jason Beck
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/16/0472/O
Date: 7 September 2016

My Ref: 9/6/16/0472
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jason

Ormesby St Margaret with Scratby: Construction of a detached bungalow and garage
Woodland 14 Beach Road Scratby GREAT YARMOUTH NR29 3AJ

Thank you for your recent consultation with respect to the above.

Whilst I have no objection in principle to the proposed development, it is noted the site is located within a street environment and an existing footway terminates to west of the access to the site. The proposals do not include any extension of this footway up to the access of the development, which will not only provide a continuous footway link to/from the village but also promote more sustainable modes of transport. I would propose to deal with this by condition

Accordingly, In highway terms only I have no objection to this proposal subject to the following conditions and informative note being appended to any grant of permission your Authority is minded to make.

SHC 19 Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety.

Continued/...

SHC 24 Prior to the first occupation of the development hereby permitted the proposed access, on-site car parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

SHC 39AV Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works (extension of existing footway) have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

SHC 39B Prior to the first occupation of the development hereby permitted (or Prior to the commencement of the use hereby permitted) the off-site highway improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway network is adequate to cater for the development proposed.

Inf.1 It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained and typically this can take between 3 and 4 months). Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich. Please contact Developer Services on 0344 800 8020. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer. If required, street furniture will need to be repositioned at the Applicants own expense.

Yours sincerely

Stuart French

Highways Development Management & Licensing Officer
for Executive Director for Community and Environmental Services

Application Ref	06/16/0472/O
Proposal	Construction of a detached Bungalow and Garage
Location	Woodland 14 Beach Road, Scratby

Case Officer	Mr J Beck	Policy Officer	Miss K Dix
Date Received	22/08/2016	Date Completed	25/08/2016

Current policies of particular strategic importance at the time of writing are as follows:

Development Plan:

Adopted Local Plan: Core Strategy (December 2015):

Policy CS1 – Focusing on sustainable Future: States that for the borough to be truly sustainable it has to be environmentally, friendly, socially inclusive and economically vibrant and in particular:

Part e) Where ever possible safe accessible places to promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport.

Policy CS2 – Achieving sustainable growth: States that housing must be delivered in a sustainable manner, distributed in accordance with the settlement hierarchy.

Saved Great Yarmouth Borough-Wide Local Plan Policies:

Policy HOU10: States that dwellings in the countryside will only be permitted in connection with agriculture, forestry, organised recreation or expansion of existing institutions

Other material considerations:

Interim Housing Land Supply Policy, 2014:

The Interim Housing Land Supply Policy seeks to facilitate residential development outside but adjacent to development limits by setting out criterion to assess the suitability of exception sites. The policy only applies when the Council's five year housing land supply utilises sites identified in the Strategic Housing Land Availability Assessment. As such the Interim Policy can be used as a material consideration in the determination of planning application.

Strategic Planning Comments

The proposal seeks planning permission for a detached Bungalow and garage. This application has been carefully considered in line with the Development Plan and other material considerations.

This application falls just outside of the development limit for the village of Scratby. However, the application falls adjacently to the development limit and so could be considered to meet the initial requirement of the **Interim Housing Land Supply Policy** and should be assessed against the relevant criteria. For example, criteria (k) may be a key consideration given the proximity of the site to the Beach Road/Scratby Road junction. The adopted Core Strategy Policy **CS2** states that approximately 5% of all new residential development over the plan period should be located in secondary and tertiary villages such as Scratby. Policy **HOU10** of the remaining saved Borough-Wide Local Plan states that new dwellings in the countryside will only be permitted in connection with agriculture, forestry, organised recreation or expansion of existing institutions, which is not proposed in this planning application. However, as indicated above, the site is located close to the built-up area of the Scratby. Policy **CS1** states the need to provide safe accessible places for walking, cycling and public transport to access jobs, shops and community facilities.

I trust these Strategic Planning comments will be of use to you; no doubt you may well have other matters to weigh in reaching a decision. Should you wish to discuss any of the points raised, please do not hesitate to contact the above named policy officer.



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