Residential development at Wyngates, Blofield, Norfolk
LPA Ref: 20130296
Appeal by Norfolk Homes Ltd
Grounds of Appeal

1) Blofield is a suitable and sustainable settlement and therefore an appropriate location for additional housing development.

2) There is a serious shortfall in housing land in the Norwich Policy Area (NPA) generally and in that part of the NPA within Broadland. The policies of the Broadland Local Plan are not up-to-date. With Blofield identified as a suitable and sustainable settlement for additional housing, the appeal proposal should be assessed against and found to comply with the policies of the National Planning Policy Framework.

3) The speed of delivery of the new dwellings in the appeal scheme will enable the settlement to gradually assimilate the new development without any undue social impact.

4) Residential development at a level in excess of 50 dwellings is consistent with the Joint Core Strategy approach. The scale of provision of additional houses from the Smaller Sites allowance is proportionate in relation to the scale of development for each level of the settlement hierarchy and the availability of suitable sites to accommodate the smaller sites allowance.

5) The infrastructure providers are all able to accommodate the number of dwellings proposed in the appeal scheme. Expansion of the Primary School, funded by developer contributions, will provide sufficient school places to accommodate the proposed development.

6) There are no justifiable objections to the appeal proposal in relation to noise, highways, drainage, landscape or any other planning issues.

7) The provision of affordable housing and open space and financial contributions towards improvements in local education and library facilities will be secured by a Unilateral Planning Obligation.

Wheatman Planning Limited
28 May 2013