

Great and Little Plumstead

P a r i s h C o u n c i l

A Meeting of Great & Little Plumstead Parish Council was held on Monday 14th September 2026 at 7.00pm at St David's Hall, Thorpe End

PRESENT: **Mr J Wiley (Chairman)** **Mr S Vincent (Vice-Chairman)**
 Mr A Cawdron **Mrs L Carty**
 Mr G Edwards **Mr R Heath**
 Mrs J Jones **Mr P Knowles**
 Mr R Rice
 Mrs T Scott (Clerk)

- **Police Report** – July 2026 - Thorpe End – 4, Little Plumstead – 4, Great Plumstead - 0
- **County Councillor Report** – No report received
- **District Councillor Report** – Councillor Harvey has called in the Plumstead Road, Thorpe End planning application to the committee for discussion. Unfortunately the rules which come into affect at the end of October means that District Councillors will no longer have the power to call applications into committee. Councillor Harvey has submitted his objections to this application. The Business Builder Fund for 2026/2027 is now open. More information is available on the website. The latest round of the BDC Community Grant Scheme has allocated over £64,000 to 8 projects that will improve local facilities and support community activities. More information is available on the website. A Let's Go initiative has been launched by BDC to help people to explore the local area and help promote the local economy. To find out more go to: <https://yes-lets-go.org.uk/>. Update on the revised housing allocation scheme which commenced in March 2025 was provided to the Overview and Scrutiny committee at the end of July. The scheme continues to ensure that all available social housing is targeted at those in greatest need, by providing a clearer banding structure and improved outcomes for those in certain groups such as rough sleepers engaging with support, disabled applicants, care leavers and those from the armed forces community. Regular reviews will continue to be undertaken. BDC has launched a new round of a solar panel and battery scheme to help residents find out how they could generate and store renewable electricity. The scheme, called Switch Together, uses a group buying approach. Registration is free of charge and the deadline is 25th September, information is available on the website. The process to prepare a new local plan for Greater Norwich is continuing. The scoping consultation is now open and closes on the 28th September 2026. This is primary for stakeholders, but anyone with an interest in the Greater Norwich Local Plan area can comment. For details go to: <https://gnlp.oc2.uk>.
- **Public Participation** – The Bowls Club thanked Councillor Harvey and Heath for all their assistant to help the Bowls Club to obtain the grants to allow them to fit out the new building. The Bowls asked whether the Parish Council would allow for their plumber to be instructed by Willow-Denby to allow them to install a sink into the store room. The Councillors confirmed that this course of action was acceptable to them and the Clerk would email Willow-Denby.

It was confirmed that our solicitors are going through the Licence and a plan is being prepared for this. The Bowls Club did complain that unfortunately a number of times their solicitor had received the Licence from the Parish Council's solicitor with admin errors (wrong addresses and names) which had to be reported a number of times before these were changed, the Parish Council confirm that this complaint would be fed back to the solicitors. A parishioner attended the meeting to ask if animal warning signs could be placed around the parish, namely on Hospital Road and Water Lane to try and remind motorists to slow down. The parishioner has already raised this with Highways and they have indicated that the signs would be acceptable, Councillor Heath suggested that this would be a project for Parish Partnership. The Clerk will write to Highways for costings and agreement for which signs are acceptable and their locations.

AGENDA

1. APOLOGIES FOR ABSENCE

Councillor Bullen

2. DECLARATIONS OF INTEREST

None

3. TO APPROVE AS A TRUE RECORD THE MINUTES OF THE MEETING HELD ON 17TH AUGUST 2026

Proposed – Councillor Rice. Seconded – Councillor Heath. All agreed.

4. TO REPORT MATTERS ARISING FROM THE MINUTES NOT ON THE AGENDA: FOR INFORMATION ONLY

The Clerk confirmed that the pricing schedule has been attached to both copies of the JCT Contract from Willow-Denby for Phase 2 of the Great Plumstead Recreational Project. Councillor Carty asked how we are pursuing the white lines on The Willows now that these have been adopted by Highways. The Councillors asked the Clerk to confirm to Highways that the white lines and the subsequent signage needs to be installed, if this is refused the Parish Council could consider this a project for Parish Partnership.

5. TO RECEIVE CORRESPONDENCE

- Greater Norwich Local Plan 2045 – Scoping Consultation – This closes on the 28th September 2026
- Free Community Climate Action Training – Councillor Knowles is interested in attending but will check his availability.
- Magna Way Medical Centre – Boundary – The boundary for the medical centre is the same as the Wroxham and Hoveton which means that the majority of the Plumsteads are not included and therefore unable to register at the centre. The Clerk will continue to lobby for this change and it was suggested that the County and District Councillors are invited to help. The Clerk will check the original planning application to see if any mention was made that the centre was for the use of the Plumsteads as well.
- Town and Parish Council Forum – 22nd September 2026

- Priority Setting Meeting – 22nd September 2026 – Held at The Hub Wroxham at 6pm or online.
- Road Closure – Middle Road, Great Plumstead - 21st September.
- Road Closure – Green Lane, Great Plumstead - 14th – 25th September. The Councillors mentioned that the signage for this closure was poor and this should be reported back to Highways.

6. TO CONSIDER PLANNING APPLICATIONS

The Parish Council made the following comments on planning applications:

2026/2268	Land South of Plumstead Road Thorpe End Norfolk	Construction of 152 affordable dwellings and associated access, landscaping and infrastructure
Land South of Plumstead Road, Thorpe End – 2026/2268 The Parish Council objects to this application for the reasons set out below and asks that planning permission is refused. 1. Existing and planned development in the parish The Parish of Great and Little Plumstead (Thorpe End) already accommodates, or is committed to, multiple developments providing affordable housing, including Orbit Homes at Smea Lane (GT11) and future provision at Brooke Farm and Laurel Farm (GT6). In addition, Saffron Homes have yet to deliver their approved affordable housing scheme at Broad Lane (GT19). Given this context, Thorpe End Garden Village does not require further large-scale affordable housing, particularly outside the defined development boundary and adjacent to the Conservation Area. <u>Not in-line with Neighbourhood Plan Policy 1</u> 2. Conflict with Growth Triangle policies The development of this site is in conflict with Growth Triangle Action Plan Policy GT2, which requires a landscape buffer to maintain separation between settlements. The applicant's assertion that separation to the east will be maintained overlooks: • Planned development to the west: further encroaching on Thorpe End. • Continuing envelopment from Salhouse Road to the north: eroding the remaining gap. In this cumulative context, the GT2 buffer is undermined and the spatial integrity of Thorpe End is compromised. <u>Not in-line with Neighbourhood Plan Policy 1</u> 3. Application amendments and documentation The Planning Statement notes a reduction from 162 to 152 units and various amendments, including: • Addition of bus stops and a Toucan crossing. • Provision of bungalows along the western boundary. • More detailed landscaping proposals. While the application is well documented, several concerns remain: • Hedgerow loss: The transport assessment indicates greater hedgerow removal than the Planning Statement suggests. This hedgerow is protected due to its length and age. • Traffic generation: Vehicle movement estimates appear understated and should be independently reviewed and challenged. <u>Not in-line with Neighbourhood Plan Policy 4</u> 4. Significant and demonstrable harm 4a. Impact on village demographics and Neighbourhood Plan compliance The Neighbourhood Plan states that affordable housing should: "Be of a size to meet local needs and not adversely affect the demographics of our villages." A 152-unit scheme represents a 25–30% increase in village size, adding 300+ residents over approximately four years. This scale of change is incompatible with the Neighbourhood Plan's objectives and would be extremely difficult to integrate into the existing community. <u>Not in-line with Neighbourhood Plan Policy 2</u>		

4b. Parking and vehicle ownership

The application acknowledges the Neighbourhood Plan's requirement for increased parking provision but claims it is unviable. Local experience shows:

- No reduction in car ownership.
- Typical 3-bed homes generating 3–4 vehicles per household.
- Existing issues of pavement parking, double parking and obstructed streets.

The proposed parking provision is inadequate and will replicate known problems, particularly given that the road serving the site is not wide enough for vehicles to exit without encroaching into the opposite lane on a busy road.

Not in-line with Neighbourhood Plan Policy 2

4c. Noise, air quality and public health

The site lies adjacent to:

- The increasingly busy Plumstead Road.
- The elevated Broadland Northway (NDR).

Noise studies acknowledge problems, yet:

- Noise bunds originally proposed have been removed.
- The Health Assessment avoids addressing noise impacts.
- Air pollution is not assessed anywhere in the application.

This represents a serious omission and raises unresolved public-health concerns.

4d. Surface water drainage

The Parish has long-standing knowledge of drainage behaviour in this area:

- Historic overflow from Thorpe End discharges south of the site.
- Experience with NDR lagoons suggests infiltration basins may not remain "largely dry".

It is positive that basins have been removed from Public Open Space calculations, but concerns remain about their long-term performance and the risk of exacerbating existing flooding issues in the village.

4e. Foul water capacity

Foul drainage capacity is a major concern:

- The Woodland Drive pumping station has a history of overload during heavy rainfall.
- Anglian Water has not resolved these issues.
- Adding 152 dwellings will add water that may further exceed system capacity, causing overflow and requiring major works within private roads.

This would significantly disrupt residents and poses a public-health risk.

5. Construction impacts

A four-year construction period will cause:

- Noise.
- Dust.
- Traffic disruption.
- Loss of amenity for adjoining residents.

The scale and duration of these impacts are unacceptable and amount to significant temporary harm. There is no CEMP that may satisfy this shortcoming.

6. Local facilities

The new medical facility does not accept patients from Great Plumstead, Little Plumstead or Thorpe End (apart from the houses immediately surrounding the facility itself). This development therefore cannot rely on that facility to meet the healthcare needs of future residents, further undermining the claimed sustainability of the scheme.

7. Nutrient neutrality and flood risk

There are serious concerns regarding nutrient neutrality and flood risk:

- Arithmetical error in nutrient-neutrality calculation: Having reviewed the submitted Nutrient Neutrality Assessment and Mitigation Strategy, there appears to be an arithmetic discrepancy within the post-2030 phosphorus calculation. The assessment identifies wastewater phosphorus loading of 2.58 kg TP/year and a post-SuDS land-use change of +0.45 kg TP/year, but reports a nutrient budget of 2.13 kg TP/year before the precautionary buffer. These figures do not reconcile: $2.58 + 0.45$ would produce 3.03 kg TP/year. In addition, the appended nutrient calculator itself reports a post-2030 total phosphorus budget of 4.90 kg/year including the precautionary buffer, whereas the report concludes that mitigation of 2.56 kg/year is required.

These discrepancies, including the treatment of the claimed SuDS phosphorus reduction, must be clarified and resolved before determination and before the Council concludes its Habitats Regulations Assessment.

- Flood-risk sequential test: A flood-risk sequential test has not been carried out, despite the sensitivity of the location and known drainage issues.
- Recorded flooding history: The Council's own files on previous applications on this land record flooding history that is not reflected in the submitted Flood Risk Assessment. This omission is material and undermines confidence in the FRA's conclusions.

8. Need for further safeguards and integration

If, notwithstanding the above, the Council is minded to approve the application, the following matters should be required as conditions or secured through planning obligations:

1. Movement strategy: A comprehensive movement strategy to integrate the scheme with the rest of Thorpe End, including safe pedestrian and cycle connections and measures to manage traffic on Plumstead Road.
2. Play provision: A play-area assessment and provision strategy to ensure play facilities for all ages of children in the village, not just within the application site.
3. Revised SuDS design: Changes to the SuDS so that open basins are replaced with underground crates, in keeping with the Conservation Area setting and consistent with the solution already installed on the village green.
4. Flood-mitigation funding: A clear commitment from Broadland District Council to funding, alongside the use of CIL, to resolve the existing flooding issues in the village.
5. The application refers to a future pathway connection to Thorpe End, but this route is not currently in place, and no confirmed timetable has been provided for its delivery. As submitted, the development therefore has no guaranteed pedestrian or cycle connection to the existing village. A safe, direct and fully deliverable pathway within the development site itself must be required to ensure proper integration with Thorpe End and to avoid isolating new residents or increasing car dependency. Without this, the scheme fails to provide essential connectivity and does not meet the movement or sustainability expectations of the Neighbourhood Plan.
6. No Housing Need Assessment has been undertaken or provided for this development. Given that the proposal is a large, single-tenure affordable housing scheme outside the settlement boundary, such an assessment is an integral and essential evidence base document. Without a clear demonstration of local housing need — including tenure mix, household size requirements, and alignment with the Neighbourhood Plan's objectives — the proposal cannot be justified. The absence of this assessment represents a significant evidential gap and undermines the credibility of the application.

Even with such measures, many of the fundamental objections above would remain.

9. Grounds for objection

In summary, the Parish Council objects to the proposal due to significant and demonstrable harm, specifically:

- GT2 buffer removal and development of a previously undesignated agricultural site, contrary to the Growth Triangle Action Plan.
- A large, single-tenure affordable housing block adjacent to the Conservation Area, with major demographic impacts and conflict with the Neighbourhood Plan.
- Lack of a Housing Need Assessment for a major affordable-only scheme, leaving the proposal without an essential evidence base.
- Absence of deliverable connectivity: the application relies on a future pathway not yet built and with no confirmed delivery date, leaving the development isolated and car-dependent.
- Unresolved public health risks relating to noise and air quality, and inadequate assessment of these impacts.
- Four years of severe amenity loss for neighbouring residents during construction.
- Foul drainage systems already at capacity, with required upgrades causing major disruption and risk of pollution.
- Underestimated traffic generation, inadequate parking provision and highway safety concerns on a constrained, busy road.
- Nutrient neutrality calculations that contain apparent arithmetic errors and inconsistencies, preventing a lawful Habitats Regulations Assessment.

Failure to apply the flood risk sequential test and omission of known flooding history from the Flood Risk Assessment. For these reasons, the Parish Council respectfully requests that the application be refused.		
2026/0769	Land Off Burt Way Great Plumstead Norfolk	Variation of Conditions for changes to layout and design for plot 2 (condition 2), foul water drainage for plot 2 (condition 5) drainage strategy for plot 2 (condition 9) and noise report for plot 2 (condition 16) and Discharge of condition (13) off-site highway improvement works of permission 20211918 and subsequent non-material amendment 2026/0283 (which consented to change description on application 20211918 to read "The proposed development will provide flexible and adaptable space for Use Classes E(g)(ii), and Class E(g)(iii), General Industrial Use Class B2 and Storage and Distribution Use Class B8 and Ancillary Accommodation, Service Yards, Parking & Landscaping) Date of Decision: 26/02/2026
No objections		

7. TO DISCUSS PARISH PROJECTS

a. UPDATE ON PHASE 2 OF THE GREAT PLUMSTEAD RECREATIONAL PROJECT

The Bowls Club were able to clear the building ahead of the start date. Willow-Denby have already made a brilliant start with the demolition of the building. The asbestos removal will take place tomorrow. The foundations are due to take place next week with the hope that concrete pouring will happen by the end of the week. This is dependant on what is found underneath the building.

b. UPDATE ON PLAY AREA WORKS

Due to some set backs the works were paused for a time. The rest of the works will now be finished.

8. TO DISCUSS THE BUS SHELTER GRANT APPLICATION AND THE QUOTATIONS RECEIVED FOR IT

The Parish Council has received a quote for works suggested for the thatched bus shelter in Thorpe End. This was discussed and agreed to be added to the bus shelter grant along with the works proposed for other shelters.

9. TO DISCUSS THE POTENTIAL PROJECTS FOR THE PARISH PARTNERSHIP BID

Potential projects: White lines on The Willows and Wildlife signs. The Clerk will email Highways to ask for quotes on both proposals.

10. TO DISCUSS THE REQUEST FROM CITYFIBRE AGREEMENTS FOR THE CONNECTIVITY AT GREAT PLUMSTEAD RECREATIONAL AREA

The Councillors reviewed the paperwork which was provided and agreed that they would not agree to the works.

11. TO DISCUSS THE QUOTE RECEIVED FOR THE OVERHANGING TREE ON CHURCH ROAD, GREAT PLUMSTEAD

At the time of the meeting no quote had been received.

12. TO DISCUSS THE QUOTE RECEIVED FOR THE EXTERNAL PLAY AREA INSPECTION

Broadland District Council are providing a reduced price for play area inspections again this year. The cost would be £90 plus VAT per play area, total cost £270 plus VAT which is the same as last year.

Proposed – Councillor Cawdron. Seconded – Councillor Jones. All agreed.

13. FINANCIAL MATTERS

a. TO AGREE PAYMENTS IN ACCORDANCE WITH THE BUDGET AS LISTED

The following accounts were agreed in accordance with the Budget:

Payments

Bank Balance	Nat West	£5,123.36	28.08.2026
Bank Balance	Scottish Widows	£42,709.50	31.07.2026
Bank Balance	Broadland Deposit Account	£266,540.53	31.03.2026

Payments

Google	Google Workspace		£5.90*
	TOTAL		£0.00

Receipts

	TOTAL		£0.00
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Outstanding Cheques

	TOTAL		£0.00
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Current Account Balance after above payments made and **outstanding cheques cleared** will be approximately

£5,123.36

* already included in the accounts stated above

Proposed – Councillor Knowles. Seconded – Councillor Jones. All agreed.

Bank Balance	Unity Bank	£128,426.48	14.09.2026
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Payments

T Scott	Salary and expenses	£1,763.50
HMRC	Tax and NI	£541.37
Norfolk Pension Scheme	Monthly payment	£542.70
Unity Bank	Service Charge	£8.20*
Scribe	Monthly payment	£62.40
E.on	Electricity Payment	£75.39

TOTAL £2,985.36

Receipts

TOTAL £0.00

Payments Awaiting Authorisation

TOTAL £0.00

Current Account Balance after above payments made and **outstanding payments cleared** will be approximately

£125,441.12

* already included in the accounts stated above

Proposed – Councillor Edwards. Seconded – Councillor Vincent. All agreed.

b. TO AGREE THE NALC NATIONAL SALARY AWARD

The agreed National Salary Award from NALC was 3.3%. The Councillors agreed to this increase.

14. TO DISCUSS WHAT ITEMS SHOULD GO ONTO SOCIAL MEDIA THIS MONTH

Updates on the Great Plumstead Recreational Project Phase 2

15. TO CONFIRM THE DATE AND TIME OF THE NEXT MEETING OF GREAT AND LITTLE PLUMSTEAD PARISH COUNCIL

The date of the next meeting is Monday 12th October 2026 at 7.00pm at Little Plumstead Village Hall.

16. TO RECEIVE ITEMS FOR THE NEXT AGENDA

None

There being no further business the meeting closed.

Signed:

Chairman

Date: