

Reference: 06/20/0390/F

Parish: Martham

Officer: Gordon Sutherland

Expiry Date: 03-11-20

Applicant: Mr A Beck

Proposal: Residential development of 112 dwellings, associated open space and infrastructure ref: 06/20/00390/F)

Site: Land north of Hemsby Road, Martham

REPORT

1. Background

- 1.1 This is a full planning application for a major residential development.

2. Site and Context

- 2.1 This site is on the north side of Hemsby Road; the road links Martham to Hemsby to the east. It is located outside but adjoining the adopted development boundary of Martham. To the north is a residential development under construction at the former mushroom farm, to the east is agricultural land, to the south along Hemsby Road moving east to west is agricultural land, the medical centre and a residential neighbourhood. To the west is residential development accessed off Back Lane, an industrial unit and a yard of small workshops accessed off Hemsby Road. The site is 4.7 hectares (11.6 acres) it comprises a field and a woodland at its eastern end. The site wraps around the industrial building.

3. Proposal

- 3.1 The proposal is for 112 dwellings made up of 35 two-bedroom houses, 8 two-bedroom flats/maisonettes, 45 three-bedroom houses and 24 four-bedroom houses. Each house has a garage and parking spaces, the flats/maisonettes have parking spaces. The units would be served by an estate road with a loop and private drives. The flats/maisonettes are formed around an area of open space; open space is also proposed at the centre of the development at the south west corner fronting Hemsby Road and within the woodland at the south east corner also fronting Hemsby Road.
- 3.2 The following supporting information has been submitted with the application: Planning Supporting Statement, Arboricultural Impact Assessment, Quantitative Risk Assessment (for any contamination of the site) including Site

Investigation, A review of Primary Care Provision in Martham, Ecological Report, Shadow Habitats Regulation Assessment, Employment Land Viability, Deliverability and Marketing Assessment, Transport Statement, Soft Landscaping Specification, Design and Access Statement, Statement of Community Involvement, Topographical Survey, Utilities Assessment, Flood Risk Assessment and Drainage Strategy, Hydraulic Modelling Report (Surface Water Flood Flooding), Geophysical Survey (underlying archaeology) and written scheme of Investigation for a Programme of Migratory Work (trial trenching).

4. Relevant Planning History

- 4.1 In November 2016 outline planning permission 06/14/0817/O was granted for residential development, access, public open space, associated works and B1 employment land. That permission retained 0.92 hectares for B1 employment use and 3.1 hectares for residential use totalling no more than 108 dwellings.

5. Consultations: - All consultation responses received are available online or at the Town Hall during opening hours

- 5.1 Martham Parish Council. No response at time of writing. The applicants carried out a public consultation in the form of a survey at the end of January this year. Letters were hand delivered to 120 properties and businesses in the area surrounding the site. 22 feedback forms were received and are responded to in the Statement of Community Involvement with changes made summarised as follows: Reduced the number of dwellings from 125 to 112, moved dwellings from the NW boundaries to provide greater separation, confirmation of principle to retain boundary features as far as possible, with planting to enhance the current hedgerows, planting to provide amenity and wildlife habitat, assessment undertaken of GP service, provision of a flood risk assessment, drainage strategy and utilities assessment with this application, and finally designs using vernacular materials and a range of house types.

- 5.2 At the time of writing six representations have been received which raise the following general and specific concerns summarised as follows:

General Concerns

- Impact on utilities to the village water and electricity
- Impact on doctor's surgery
- Impact of the proposed buildings and landscaping adjacent to the Conservation Area

Specific Concerns

- Loss of views and privacy from property on Back Lane and Repps Road
- Loss of privacy and property value if trees are removed at NW corner of the site.

- If a hard border is constructed adjacent to the private drive at the rear of Nos 4 and 5 Manor Farm Barn this would restrict access for oil deliveries and clearing septic tank
- Proximity of the proposed development to No1 Honeysuckle Barns in particular the flats 31-34. Honeysuckle Barns are not shown on the proposed plans. Impact from overlooking and lack of screening.

Consultations – External

Norfolk County Council

- 5.3 Highways** – The development layout and access has been designed based on the outline permission granted in 2016
- 5.4 Flood** - Norfolk County Council as Lead Local Flood Authority – The site is not at risk of flooding. Any comments received will be reported at the committee meeting.
- 5.5** The Natural Environment Team – Advise that being largely arable and semi-improved grassland the site has low ecological value. Surveys were negative with no evidence of protected species. Trees and hedgerows should be retained where possible and if removed would need to be mitigated and enhanced. Through proactive engagement the applicant has provided a biodiversity enhancement plan and a landscape and ecological management plan, which will provide enhancement measures for birds, bats and hedgehogs. No objection is raised provided the development is carried out in accordance with specified drawings detailed within those plans which include a minor adjustment to the size of the proposed hedgehog gaps.
- 5.6** Natural England – have reviewed the Habitats Regulation Assessment and agree that the mitigation proposed of a financial contribution £110 per dwelling to the GYBC Monitoring and Mitigation Strategy will mitigate the impacts of recreational disturbance to designated site in combination. It also provides general advice and suggestions about the design of green infrastructure and biodiversity net gains.
- 5.7** Norfolk Constabulary (Designing Out Crime) considers the layout provides good active surveillance over the street scene. The mixed housing stock will assist to provide a varied community and enable a greater potential of homes to be occupied throughout the day, these assist with natural surveillance, community interaction and environmental control. The constabulary is not supportive of a pedestrian link to the north if this would make any parking areas adjacent vulnerable. The applicant has adjusted the house types to provide observation from the houses. Additional landscaping has been suggested to close off a potential passage along the eastern boundary of the industrial unit. Several enhancements are suggested, and these can be referred to the applicants as an informative to any permission. The applicant has sought to balance the recommendations of the constabulary with the desire to provide facilities for residents to walk and bicycle.

- 5.8** Norfolk County Council - Infrastructure Requirements advise that although Martham Academy and Nursery School appear to have insufficient capacity to accommodate the potential children from the development the school catchment is showing slight demographic decline and therefore will have sufficient capacity to accommodate all the children from the new development. The Fire Service raises no objection subject to the provision of fire hydrants in accordance with the Building Regulations, and the Library Service require a total contribution of £8400 to increase the capacity of the service from the development. This requirement would be specified in a Section 106 Agreement if the local planning authority is minded to grant planning permission.
- 5.9** Norfolk County Council – Minerals and Waste advise that the site is underlain with mineral resource (sand and gravel) which is safeguarded and objects to the development unless a condition is added to require site investigations to assess if the site contains a viable mineral resource for prior extraction and use in construction phases of the development or for processing at an aggregate plant of site. The applicant has undertaken investigation which shows that material underlying the site is predominantly sand and silt with areas of clay and would be suitable only for use as general fill Class 1 or Class 2 in accordance with the Specification of Highways Works Series 600. Whilst material potentially could be used as general fill during the construction phase, due to variability of the material it would be more appropriate for it to be classified at the time of excavation rather than in advance.
- 5.10** The Broads Drainage Board considers that a drainage strategy reliant on infiltration is likely to be achievable on the development or kept to greenfield drainage run off rates if this is not.
- 5.11** Norfolk County Archaeology – A geophysical survey has been carried out indicating some likely buried archaeological remains. Therefore, a condition is recommended that any permission be subject to a programme of mitigatory work.
- 5.12** Health Authority – No comment

Consultation - Internal GYBC

- 5.13** Housing – The site is within the Northern Rural sub-market area wherein a 20% affordable housing contribution is required. The tenure split offered is 55% affordable rented and 45% affordable homeownership. The precise number of each type of unit has not been agreed at this point and can be finalised as part of any Section 106 Legal Agreement that would be attached to a planning permission. The affordable homeownership would be shared ownership which reflects the highest need in the Homebuyer register. At this point the prospective developer would retain the affordable properties with the Council having nomination rights for the affordable rented units. In accordance with Core Strategy Policy CS4 the affordable home ownership is integrated into the site with the affordable housing grouped in a corner of the site.

- 5.14 Environmental Services – Confirm the site is at low risk of flooding and raises no concerns
- 5.15 **Trees** - The Tree officer has been in dialogue with the applicant to provide mitigate the impact of development to existing trees and hedges on the property. At the eastern corner of the site bounded by Pratt's Loke and Hemsby Road there is a former brickworks in which a copse of poplar trees has grown and on which there is a Tree Preservation Order (TPO). The officer is opposed to the loss trees within the copse considering them to be in good condition with high value and long retention plan.
- 5.16 The tree officer considers the dwellings to Prat's Loke should be moved away from the existing trees as the proximity may cause issue with the residents ultimately demanding for their removal. The trees are upon a raised bank making them seem taller, overbearing and blocking more light than they would.
- 5.17 There are a small number of removals including a section of hedgerow required for the formation of the entrance to the development. The officer considers them to be acceptable as they will be off set elsewhere through the soft landscaping scheme submitted with the application. The trees specified are suitable species variety and UK native planting. Further the considerations for tree protection detailed in the submitted plans are deemed enough.
- 5.18 Property Services - Have reviewed the viability assessment and broadly agree with the key inputs of the valuation, although the construction costs are above the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors figure Property Services adopted in its own valuation. Notwithstanding this Property Services own calculations also suggest that industrial development would prove unviable in this location. Consideration could be given to a reduced employment element for retail use, for which a demand may exist in the market from a national grocery retailer. However, whilst this could prove viable, Property Services accept the valuer's comments with regard to the sustainability of existing retail uses within the village centre, and therefore this may prove counter-productive in planning terms.

6. Assessment of Planning Considerations: Policy Considerations:

National policy

- 6.1 Paragraph 47 of National Planning policy Framework states: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise

Local Policy – Great Yarmouth Adopted Core Strategy

- 6.2 Policy CS1 - "Focusing on a sustainable future" seeks to create sustainable communities where growth is of a scale and in a location that complements the character and supports the function of individual settlements.
- 6.3 Policy CS2 - "Achieving sustainable growth" seeks to create resilient communities. Martham is defined as a Primary Village where 30% of new borough wide development is anticipated to be provided in the development plan period to 2030.
- 6.4 Policy CS3 - "Addressing the boroughs housing need" which identifies that 7,140 homes need to be delivered in the plan period focussing on accessible areas in line with CS2 it states in subparagraph g) that the Council and partners will seek to promote design-led housing developments with layouts and densities that appropriately reflect the characteristics of the site and surrounding areas and make efficient use of land, in accordance with policy CS9 and CS12.
- 6.5 Policy CS4 - "Delivering affordable housing" requires schemes to deliver 20% affordable housing which is well integrated with the site.
- 6.6 Policy CS6 – "Supporting the local economy" which states that existing employment sites should be safeguarded. With alternative uses considered only where employment is demonstrated non- viable and where it would have no detrimental impacts on amenity.
- 6.7 Policy CS9 "Encouraging well designed distinctive places" which requires proposals to take inspiration from the local character, creating positive relationships with the surrounding area.
- 6.8 Policy CS10 "Safeguarding local heritage assets" which requires proposals to conserve and enhance heritage assets.
- 6.9 Policy CS11 "Enhancing the natural environment" which requires proposals to conserve and enhance the natural environment and biodiversity
- 6.10 Policy CS12 "Utilising natural resources" which requires proposals to maximise energy efficiency, reduce waste and minimise the loss of the most fertile agricultural land
- 6.11 Policy CS13 "Protecting areas at risk of flooding" which requires proposals not to increase flood risk elsewhere and to incorporate SuDs
- 6.12 Policy CS14 "Securing essential new infrastructure" which requires proposals to contribute suitably to the provision of infrastructure
- 6.13 Policy CS15 "Providing and protecting community assets and green infrastructure" which requires proposals to provide good access to a range of community facilities including play and open space

- 6.14** Policy CS16 “Improving accessibility and transport” seeks to make best use of existing transport infrastructure and promotion of sustainable forms of travel by directing development to locations towards the most sustainable locations

Saved Policies of 2001 Borough Wide Local Plan

- 6.15** Policy HOU7 “New residential development” provides a presumption in favour of development within settlement boundaries where proposals would not be significantly detrimental to the form character and setting of the settlement, public utilities are available, suitable access can be made, there is an adequate range of public transport, community education, open space, play space and social facilities available in the settlement or where lacking can be provided for at the developers expense
- 6.16** Policy HOU9 “Developer contributions” states contributions will be sought to provide infrastructure resulting from proposals
- 6.17** Policy HOU16 “Layout and design of housing proposals” require a high standard with a landscaping scheme required for proposals over 10 dwellings
- 6.18** Policy HOU17 “Housing density and subdivision” requires proposals to have regard to the design of the surrounding area
- 6.19** Policy REC8 “Provision of recreational, amenity and open space” requires development resulting in over 20no. children bed-spaces to provide recreation and/or play space

The Emergent Local Plan - Local Plan Part 2

- 6.20** This has unresolved representations and carries less weight unless or until the Local Plan Part 2 is adopted in the Spring/Summer of 2021.
- 6.21** Policy GSP1: “Development Limits” states “development will be supported in principle within the Development Limits except where specific policies in the Local Plan indicate otherwise.
- 6.22** Policy UCS3: “Adjustment to Core Strategy Housing Target“ recognises that the housing requirement over the plan period needs to be reduced to reflect the objectively assessed need as updates from 7140 units to 5303 new dwellings, this has the effect of giving the Borough a five year housing supply reinforced by recent approvals for outline permission on housing land allocations within the emergent plan and therefore removing the lack of supply argument, upon adoption. This remains to be tested by the Planning Inspectorate early next year and in this case the site is one that is being promoted by the Local Plan Part 2 and would deliver 112 homes towards this target.

6.23 Site-specific policy MA1 Land North of Hemsby Road. The full policy is reproduced below:

Land north of Hemsby Road (4.08 Hectares) as identified on the Policies map is allocated for approximately 95 residential dwellings and employment development. The site should be developed in accordance with the following site-specific criteria.

- a. Provide a mix of house types and sizes, including a minimum of 20% affordable dwellings, to reflect the needs and demand of the local area.
- b. 1.32 hectares of the site should be developed for employment use (use class B1). This land should not be developed for residential uses unless evidence is provided that the land has been marketed for an appropriate length of time and there has been no reasonable interest in the land for employment purposes.
- c. Safe and suitable access to be provided to the satisfaction of the local highway authority, with appropriate integration in the existing pedestrian and cycling networks, including:
 - development layout to include a highway link to the north-west and provide a connection to Back Lane;
 - access to be from Hemsby Road; and
 - frontage footway to be improved to 2.0m minimum width.
- d. An active frontage should be provided along Hemsby Road.
- e. The existing hedgerow surrounding the site should be protected where possible.
- f. Pedestrian access should be provided to the residential development to the north.
- g. It can be demonstrated that:
 - an approved contamination remediation scheme has been carried out in full; and
 - a validation report that demonstrates the effectiveness of the remediation carried out has been submitted to and approved in writing by the Local Planning Authority.
- h. Conserve the adjacent Martham conservation area and take opportunities through design to enhance its setting.
- i. Provide a financial contribution for off-site open space.
- j. Financial contributions will be required towards the improvement of local primary schools and early education.
- k. Financial contributions will be required towards enhanced library provision to serve the development.
- l. Financial contributions will be required towards the improvement of local healthcare facilities;
- m. A planning application should be supported by evidence which assesses the quantity and quality of mineral resource. Extraction of minerals prior to development of this site is encouraged where practical and environmentally feasible.
- n. Details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the drainage measures should be included with the submission.
- o. Submission of a foul drainage strategy, demonstrating how the foul drainage generated by the development can be accommodated appropriately.

- p. Submission of an archaeological field evaluation prior to development.
- q. Submission of Transport Assessment and Travel Plan and implementation of any identified highway mitigation measures and measures to encourage sustainable transport. The Transport Assessment should include a comprehensive walk to school assessment.
- r. Submission of a site-specific Flood Risk Assessment demonstrating how the site can be developed and occupied safely.

6.24 Policy UCS3: “Adjustment to Core Strategy Housing Target” recognises that the housing requirement over the plan period needs to be reduced to reflect the objectively assessed need as updates from 7140 units to 5303 new dwellings, this has the effect of giving the Borough a five year housing supply reinforced by recent approvals for outline permission on housing land allocations within the emergent plan and therefore removing the lack of supply argument, upon adoption.

6.25 Policy A1 Amenity has no unresolved objections and as such can be given considerable weight. It states:

Development proposals will be supported where they contribute positively to the general amenities and qualities of the locality.

Particular consideration will be given to the form of development and its impact on the local setting in terms of scale, character and appearance.

Planning permission will be granted only where development would not lead to an excessive or unreasonable impact on the amenities of the occupiers of existing and anticipated development in the locality, in terms including:

- a. overlooking and loss of privacy;
- b. loss of light and overshadowing and flickering shadow;
- c. building and structures which are overbearing;
- d. nuisance, disturbance and loss of tranquility from: • waste and clutter • intrusive lighting • visual movement • noise • poor air quality (including odours and dust); and • vibration.

Where adverse impacts are an inevitable consequence of an otherwise desirable use and configuration, measures to mitigate such impact will be expected to be incorporated in the development.

On large scale and other developments where construction operations are likely to have a significant and ongoing impact on local amenity, consideration will be given to conditions to mitigate this thorough a construction management plan covering such issues as hours of working, access routes and methods of construction.

7. Local Finance Considerations:

Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus or the Community Infrastructure Levy. It is noted that the Borough of Great

Yarmouth does not have the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority. It is assessed that financial gain does not play a part in the recommendation for the determination of this application.

8. Shadow Habitats Regulation Assessment

- 8.1** The site lies more than 400 but less than 2.5Km from an internationally protected wildlife site. The applicant submitted a Shadow Habitat Regulations Assessment (HRA). It is confirmed that the shadow HRA submitted by the applicant has been assessed as being suitable for the Borough Council as competent authority to use as the HRA record for the determination of the planning application, in accordance with the Conservation of Habitats and Species Regulations 2017.
- 8.2** The report rules out direct effects in isolation; but accepts that in-combination likely significant effects cannot be ruled out from increased recreational disturbance on the Winterton and Horsey Dunes Special Area of Conservation, the North Denes Special Protection Area, the Breydon Water Special Protection Area, the Broadland Special Protection Area and the Broads Special Area of Conservation, but this is in-combination with other projects can be adequately mitigated by a contribution to the Borough Council's Habitats Monitoring & Mitigation Strategy (£110 per dwelling). Impact payments.

9. Concluding Assessment

- 9.1** The site lies adjoining the Martham Development Boundary in the adopted local plan and within it in the emerging local plan wherein development will be supported in principle unless material considerations outweigh that principle. As a Primary Village Martham is identified in the Core Strategy as a settlement with a small range of services and opportunities for employment, retail and education. It serves a limited local catchment and contains a lower level of access to public transport. In this case the site is located on a road having bus service it is adjacent the Doctors surgery and is within walking distance of the Coop store, primary and secondary schools.
- 9.2** Supporting information has been provided which addresses the matters listed under site specific policy MA1 "Land North of Hemsby Road.
- 9.3** **Amenity** - In this case it is considered that the proposed layout would safeguard the amenity of adjoining property, the siting of the dwellings does not overshadow, also privacy is protected by back to back distances. Specifically at the north west corner of the site an existing scrub hedge

including a cherry tree towards the boundary are to be retained, they will be trimmed to a height of 4m which will encourage them to thicken up and thereby form a more substantial screen in future years maintaining privacy.

- 9.4 A short section of the Conservation Area runs along the rear boundaries of properties fronting Back Lane. The closest new building would be more than 10m from that boundary. There will be limited views of the development from the west between existing buildings within the Conservation Area along Back Lane. The dwellings are set out along the estate road and private drives off. Dwellings front onto areas of public open space which provide focal points and amenity for the future inhabitants.
- 9.5 In respect of No 1 Honeysuckle Barns, the survey plan used for the development preceded its development which is why it is not shown on the submitted plans. However, the proposed flats, plots 31-34 would be oriented at a right angle, to the north west of that property, with a gap of approximately 10m. The building is also stepped away to the west and has a hipped roof, the rear gardens are parallel to the rear elevation of No 1 Honeysuckle Barns. Plots 29 and 30 are proposed as a pair of semidetached houses. The plots are offset to the east of No 1 Honeysuckle Barns. Based on the offset siting and provision of rear garden, this siting and orientation and distance is considered enough to safeguard amenity to No 1 Honeysuckle Barns.
- 9.6 In respect of No5 Manor Farm Barns, the rear access to that property although tight to the development boundary should not be adversely affect by the development. A landscape strip is indicated between it and the rear boundaries of adjacent plots 35 -38.
- 9.7 **Services** - Studies and assessments submitted with the application demonstrate that utilities can be provided for the development and the doctors surgery can accommodate the potential increase in patients from the development. Utility providers confirm they can service the development.
- 9.8 **Trees** – The applicant prefers to create space within the copse at the eastern end of the site to allow the area to be observed from the adjacent houses. It is considered that this will facilitate surveillance of the area and reduce the possibility of anti-social behaviour. The space is not needed to make up the required provision of open space within the development, compensatory plating at a ratio of 3:1 is proposed elsewhere within the development. In this case the proposal is considered reasonable in order to safeguard amenity of the occupiers and provide for the management of the space, further the compensatory planting will significantly improve the biodiversity of the area.
- 9.9 The applicant advises it could move houses further from the trees along Pratt's Loke; this would reduce the parking available and given the trees are on the northern side of the houses they consider this won' t significantly increase the sunlight and daylight enjoyed. In this case it is not considered any change is necessary.

- 9.10 Employment Use** - The main issue of this application is the proposal for dwellings on the area of the site that has been designated for employment use in the emerging local plan. The emerging development plan shows 1.32 acres of the site for employment use, preferably for uses with B1 of the Town and Country Planning Use Classes Order, that is office and light industrial type uses such as minor manufacture with hours of operation and processes that would not give rise to complaints by way of noise or smell i.e. ones that would be compatible with residential neighbours. The purpose of the designation is to encourage the location of employment opportunities in the village and reduce the need for travel.
- 9.11** Policy MA1 advises that the area could be released for additional housing if it can be demonstrated through marketing at a reasonable price for 18 months that there is no interest in developing it for employment use. In this case the applicant has provided evidence that based on a typical development scenario of erecting buildings on 40% of the site (approximately 40,000sf of floorspace). The assessment identifies the cost to service the site with infrastructure, including roads, parking service yards, drainage, power and to construct business and industrial units on the site would cost just over £6 million. However, based on the market rental incomes possible from those units, or the possible sale values of the units, the property would only achieve a value of £2.7million. A development is clearly not viable in this case.
- 9.12** The assessment advises that there is currently slow growth in commercial property values in the area while construction costs continue to rise. Demand tends to be locally driven rather than speculative or from inward investment, and the local demand tends to be low end in terms of floor space and quality with cost being the key consideration of occupiers.
- 9.13** The applicant advises that they have considered incorporating higher value employment generating uses. For example, the site has been put to care home operators which responded that they require a population area of at least 5,000 and as such the site was not large enough. Retail has been considered, but the applicant believes that like many primary villages, Martham is well catered with retail floorspace and in line with recent trends for in line shopping has seen a reduction in floorspace with former retail space being converted into other, mainly residential uses. Further, providing more retail here would likely causes displacement from existing locations and draw people away from the village centre.
- 9.14** The Council's Property Services have carried out its own assessment and concur with the applicants position that in this case development for employment use would not be viable.

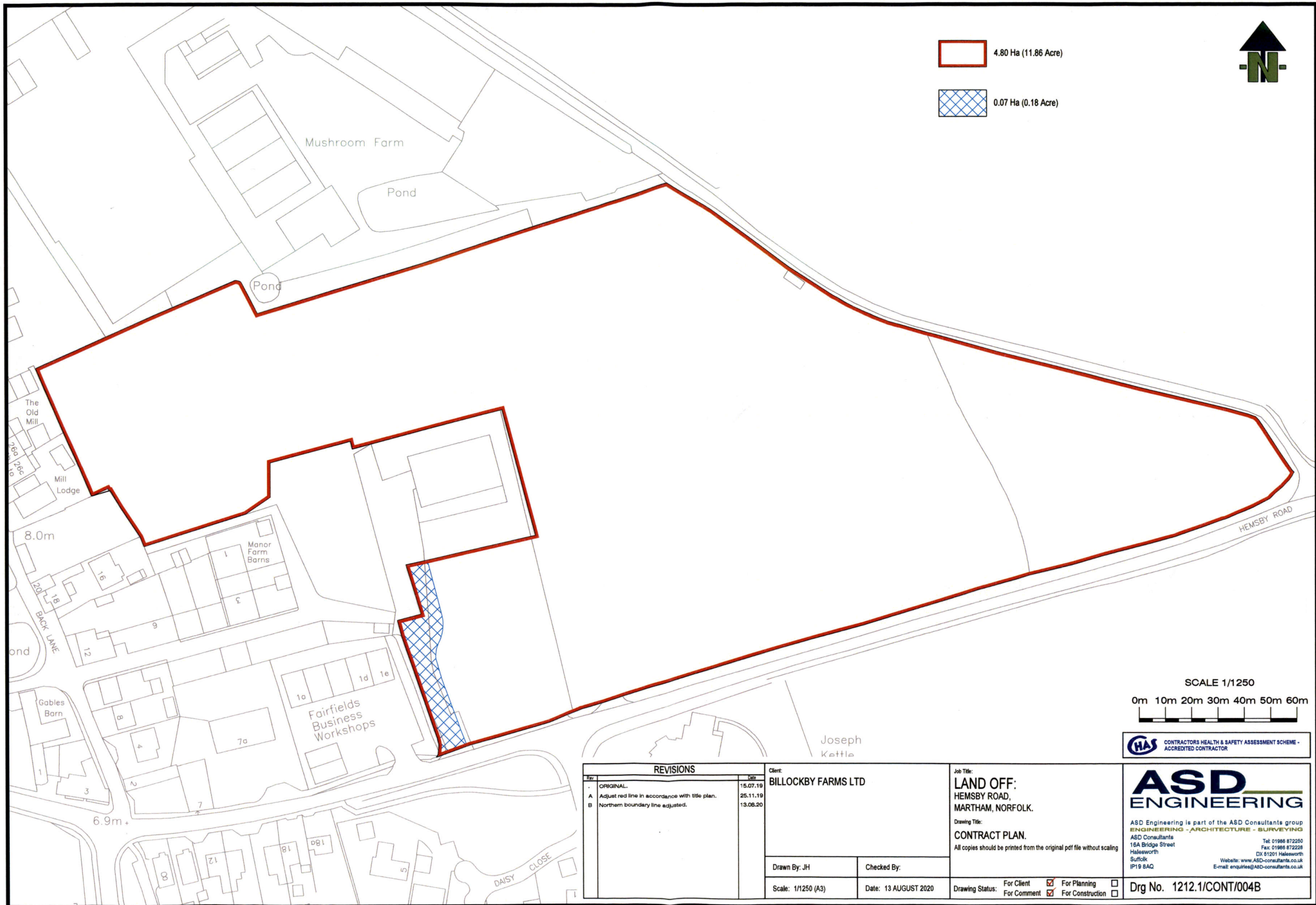
10. RECOMMENDATION: -

- 10.1** In this case the site is adjoining the existing settlement and to the former mushroom farm which is currently being redeveloped for residential use and is nearing completion. The site is identified for development in Draft Local Plan

Part 2. The location is clearly sustainable, the layout has been designed to create an attractive living environment with open space to protect the amenity of neighbouring property and to preserve and enhance the character and appearance of the Conservation Area. Affordable housing will be provided and integrated in the development. The only question is whether it is reasonable to hold out for an employment use on part of the site. In this case while there may be a demand if the land price was very low, the cost of service and construction of office and industrial units is way in excess of what the market would bear. Given the well documented need for the borough to meet its' housing allocation targets it is considered that this outweighs the desire to safeguard this part of the property for employment uses that are unlikely to be deliver sin the short, medium or long term. It is recommended that the application is approved as submitted

- 10.2** The proposal complies with the aims of Policies CS1-CS4 and CS9-CS16 of the Great Yarmouth Local Plan: Core Strategy, Policy A1 of the Emerging Local Plan Part 2 and saved Policies HOU9, HOU16 &17 and REC8 of and the Great Yarmouth Borough-wide Local Plan (2001) (LP).

Background Papers 06/20/0390/O



REVISIONS		
Rev	Description	Date
ORIGINAL		15.07.19
A	Adjust red line in accordance with title plan.	25.11.19
B	Northern boundary line adjusted.	13.08.20

Client: BILLOCKBY FARMS LTD	
Drawn By: JH	Checked By:
Scale: 1/1250 (A3)	Date: 13 AUGUST 2020

Job Title: LAND OFF: HEMSBY ROAD, MARTHAM, NORFOLK.
Drawing Title: CONTRACT PLAN.
All copies should be printed from the original pdf file without scaling
Drawing Status: For Client <input checked="" type="checkbox"/> For Planning <input type="checkbox"/> For Comment <input checked="" type="checkbox"/> For Construction <input type="checkbox"/>

**CONTRACTORS HEALTH & SAFETY ASSESSMENT SCHEME - ACCREDITED CONTRACTOR**

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Drg No. 1212.1/CONT/004B



Accommodation Schedule

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