

Reference: 06/16/0583/O

Parish: Hemsby

Officer: Mrs G Manthorpe

Expiry Date: 10/05/17

Applicant: Mr R Scott

Proposal: Proposed development of 93 residential dwellings, associated public open space and new vehicular access from Yarmouth Road.

Site: Yarmouth Road (Land at)

REPORT

1. Background / History :-

- 1.1 The application is an outline application with all matters reserved apart from access for 93 residential dwellings. The site comprises 3.37 hectares of grade 2 agricultural land at the western side of Yarmouth Road Hemsby. The site is boarded by existing residential properties to the north and east with agricultural land to the south and west.
- 1.2 There is no planning site history for the application sites.

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

- 2.1 Parish Council – The Parish Council made the following observations and suggested conditions:
 - Site boundaries to retain all the trees and hedgerow, to be maintained at 6ft high by 3'3" deep (except where visibility splay for the site road).
 - The splay of the roadway doesn't appear to wide enough (look at the Norfolk Homes splay on Martham Road Hemsby).
 - Newport Road, Kingsway and Yarmouth Road junction we consider will become seriously congested at peak times with the extra traffic with this and the Martham Road development and perhaps extra traffic from and Pontins development. We would like the junction to be remodelled to incorporate a

roundabout to handle the peak flows, this will also have the benefit of reducing excessive speeds over the junction.

- Holding surface water tanks within roadways.
- Permeable driveways.
- 20mph traffic calming on Yarmouth Road.
- Safety fencing around the lagoon and safety signage.

2.2 Neighbours – There have been 13 objections from local residents, some objectors have commented twice owing to re-consultation, a summary is below and examples are attached to this report:

- Increase in surface water flooding with two recent events.
- Loss of dog walking area.
- Traffic problems by additional traffic.
- GP, school and existing infrastructure will not cope with additional people.
- An entrance opposite Church Farm residential Home will increase risk.
- The village is overcrowded.
- Drainage upgrades are required prior to any additional development.
- Too much cumulative development.
- Why can't Pontins be developed instead.
- Loss of view.
- The entrance to Church Farm residential home is already dangerous and this will make it worse.
- The lagoon will stagnate causing odour and attract insects
- Noise caused by building works.

2.3 Highways – Thank you for the stage 1 safety audit and amended drawings, which subject to detailed design should planning permission be granted, I can confirm are acceptable in principle to serve / mitigate the impact of the proposed development.

As a result, I would have no further comments and subject to the conditions proposed in my email dated 1 February to the Borough Council (amended to reflect the latest drawing revisions ie 1287-HWY-41 rev B & 1287-HWY-43 rev B), I would not wish to raise an objection to the granting of planning permission.

2.4 IDB –If the development sends water into the IDB district then a SWD contribution will be required.

It is good that this is being limited to the 1 yr GRR as this should limit the contribution, which is calculated based on the l/s/hectare of your final design – calculation found here:

http://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf

There is already a discharge to the IDB drain from the site then we can consider taking that area out, but major changes to the impermeable area that the development will create and more direct and positive piped connections, mean that something comparable needs to be present for this to be considered.

Additional comments stated:

The applicant states that flows will be discharged from the sites SUD pond to the drain which runs along Yarmouth Road, however no detail is given regarding this drain and its capacity to receive these additional flow volumes. We believe the applicant should detail more fully where the water from the development will flow to and the suitability of the network to which it will discharge.

2.5 Norfolk County Council Mineral and Waste – Following the receipt of a Materials Management Plan for the application there are revised comments. The revised comments should be read in conjunction with the original response dated the 24th October 2016. Norfolk County Council, based on the available evidence, concludes that viable deposits may underlie this site and that the Materials Management Plan outlines these. The Mineral Planning Authority would object to the future grant of any planning permission on the site unless a suitable condition is included. The suggested wording for the condition is below:

With the exception of any site clearance works, archaeological works, tree protection works and ground investigations, no development in relation to each phase identified in condition xx of this permission shall take place unless a Minerals Management Plan for the permission area has been submitted to and approved in writing by the Local Planning Authority in consultation with the Minerals Planning Authority. The Minerals Management Plan will identify for each phase of development the type and quantum of material to be reused on site, and the type and quantum of material to be reused on site, and the type and quantum of material to be taken off site and to where. The development shall then be carried out in accordance with the Minerals Management Plan unless otherwise agreed in writing by the Local Planning Authority.

Reason for the condition:-

To ensure the safeguarding of minerals in accordance with policy CS16 of the Norfolk Minerals and Waste Core Strategy and Development Management Policies DPD 2011.

In conclusion Norfolk County Council does not object to the application 06/16/0583/O, if the above planning condition is included in any future grant of planning permission.

2.6 Environmental Health – No objection to the application and conditions requested for further investigation to be carried out if contaminants not previously identified on the site are found and a condition restricting the hours of work.

2.7 Strategic Planning – No objection in principle to the proposed development in locational policy terms. The proposal seeks delivery of 20% on site affordable housing as required by Core Strategy Policy CS4. (No other comments have been made on site specific issues as the proposal is seeking outline planning consent only).

Hemsby is one of 6 Primary Villages identified by the Core Strategy Policy CS2 to receive a proportionally significant amount of housing growth over the period 2013 to 2030. Between the 6 Primary Villages (Hemsby, Belton, Hopton-on-Sea, Ormesby St Margaret, Martham and Winterton-on-Sea) it is expected that approximately 30% of the overall housing growth in the Borough will be delivered, i.e. an average of 357 each. (It is emphasised that the figure of 357 is not a target for the individual settlements: there is no requirement or intention that the growth should be equally divided between those settlement without due regard to opportunities and constraints.)

The site lies outside of, but adjacent to, the settlement limit defined by the 2001 Local Plan, however:-

- The settlement limits should be only given modest weight, given their age and that they predate the subsequent large increase in housing supply required by the since adopted Core Strategy
- The material 'Interim Housing Land Supply Policy' permits housing development in such locations. (Note that this policy is currently under review, however any revision is likely to be more, rather than less, permissive.)
- The Borough has to date, persistently under-delivered housing against the Core Strategy requirement, and now needs to deliver, year after year, double the amount of housing that has been completed in the last few years.
- National policy is too boost significantly the supply of new housing (NPPF47)

Under such circumstances, I consider a refusal on locational policy grounds would not be justified.

2.8 Lead Local Flood Authority – Following further liaison between the applicant and the LLFA there are no objections to the application as it is an outline application. There has been a condition requested which would be placed upon any grant of permission which is attached with the comments to this report.

2.9 Environment Agency – No response received.

2.10 Building Control – No objection.

2.11 UK Power Networks – UK Power Networks has no objection to the proposal, but would like your authority to record the following points:-

- An Electricity substation exists adjacent to the north-west corner of the development site. We would kindly request that no residential properties are constructed within ten metres of the boundary of our installation or on the route of the associated underground cables.
- It may be possible to supply the development from the existing substation, but this will depend on the sites load requirements.
- 11,000 volt overhead lines exist both within and on the boundaries of the site. The developer should be made aware that it may be necessary to divert or underground the lines due to safety clearance issues.

2.12 Library Contribution - A development of 93 dwellings would place increased pressure on the existing library service particularly in relation to library stock, such as books and information technology. This stock is required to increase the capacity of the library. It has been calculated that a development of this scale would require a total contribution of £6,975 (i.e. £75 per dwelling). This contribution will be spent on the mobile library service (CEN 140) for library stock and equipment.

2.13 Norfolk County Council Education -

The County Council expects the following number of children to arise from any single new dwelling:

- Early Education (2-4) – 0.096 children;
- Primary School Age (5-11) – 0.261 children;
- High School Age (11 – 16) – 0.173 children; and
- Sixth Form School Age (16-18) – 0.017 children.

These figures are used as demographic multipliers to calculate the education contribution arising from a development.

The County Council does not seek education contributions on 1-bed units and only seeks 50% contributions in relation to multiple bedroom flats. Therefore, two multi-bed flats would attract the same contributions as one family house equivalent.

It is understood that the proposed development comprises 93 multi-bed houses which will generate:

1. Early Education (2-4) – 93 dwellings x 0.096 children = 9 children;

2. Primary School (4-11) – 93 dwellings x 0.261 children = 24 children;
3. High School (11-16) – 93 dwellings x 0.173 children = 16 children;
- College/6th Form (16-18) - 93 dwellings x 0.017 children = 2 children.

The Department for Education (DfE) provide a range of “basic need multipliers” (2008) which take into account the different school age ranges (see below).

Table 1 Cost per Place

Sector	Basic Need Multiplier Cost Per Place (2008)
Nursery (3-5)	5,822
Primary Sector (5-11)	11,644
High School Sector (11-16)	17,546
Sixth Form (16-18)	19,029

Based on the above demographic and DfE cost multipliers, the following standard education charges arise per dwelling, if there is insufficient capacity at local schools:

Table 2 Cost per Dwelling

(Age Range)	Cost per dwelling (£)		
	House (Multi-bed)	Flat (Multi – bed)	1-Bed Unit
Nursery	559	280	0
Primary	3,039	1,520	0
High	3,035	1,518	0
Sixth Form	323	162	0
Total	6,956	3,480	0

Other developments

In addition to the current situation at local schools, other developments need to be taken into account.

Table 4 The current situation at local schools is as follows:

School	Capacity	Numbers on Roll (September 2016)	Spare Capacity
Early Education Sector (2-4)	237	219	+ 18
Hemsby Primary (4-11)	207	165	+42
Flegg High (11- 16)	950	825	+125

The table below shows the number of houses (or family house equivalents) needed to generate a single child place based on the demographic multiplier above:

Table 3 Number of Dwellings Needed to Generate 1 Child Place

Sector	Nursery	Primary	High	Sixth Form
No. children	12	4	7	36

Claim

Although there is some spare capacity at Early Education, Primary and High School levels there are a number of other developments within the area (see table 3 not included in this report, see full comments on file). Taking into account the pending planning application at Hemsby in table 3 (not included in this report, see full comments on file), a total of 293 dwellings (including the Yarmouth Road, Hemsby site) would generate an additional 28 Early Education age children and an additional 76 Primary age children. In addition, from September 2017, additional places will be needed at Early Education level, due to the introduction of 30 Hours Free Entitlement for eligible families. These places will need planning for now so nursery provision is being sought in this instance. There would therefore be insufficient places at Early Education and Primary levels and Norfolk County Council Children's Services will be seeking education contributions for Early Education and Primary School provision as set out in table 2 above.

In terms of High School provision, there is some spare capacity at Flegg High School but taking into account the other permitted and pending developments within the area (see table 3 not included in this report, see full comments on file) a total of 735 dwellings (including the Yarmouth Road, Hemsby site) would generate an additional 127 High school age children and there would

be insufficient places at Flegg High School for children from this proposed development should it be approved. There is some spare capacity at Flegg High School, so this proposed development would be gifted 13 spare places (125 spare places at Flegg High School - 112 high school age children generated from other developments). Contributions will be sought as set out in table 2 but the developer will be exempt from payment on the first 75 of the proposed dwellings.

The total education contribution sought would amount to £389,244.

The contributions will be used to fund the following projects:

Identified projects

- Early Education sector - nursery place accommodation for new Early Years provision.
- Hemsby Primary School – improvements to increase permanent capacity of school.
- Flegg High School – improvements to increase permanent capacity of school.

- 2.14 Historic Environment Service – Cropmarks relating to field boundaries or enclosures of unknown, but potentially late prehistoric, date have been recorded within the boundary of the proposed development site. Although the recorded cropmarks at the site are fragmentary, it is likely that they are a continuation of an extensive field system and Bronze Age barrow cemetery recorded to the south and east. Consequently there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be affected by the proposed development. However in this case, as the present outline application only seeks to secure principle of development and access, it is likely that any adverse impact on heritage assets at the site can be addressed through an appropriate site layout and/or a programme of archaeological mitigatory work.

If outline planning permission is granted we request that this is subject to a set of conditions that will ensure that the historic environment implications of the proposed development can be appropriately managed in accordance with paragraph 141 of National Planning Policy Framework. We recommend that the following three conditions are applied;

A) Prior to the submission of a reserved matters application pursuant to this outline planning permission the results of a programme of informative archaeological investigations (geophysical survey and/or trial trenching) shall be submitted to and approved by the local planning authority in writing. The results

of these investigations shall be used to inform the Layout of the development submitted as part of any reserved matters application and any requirements for further archaeological mitigation if necessary. The geophysical survey and/or trial trenching will form the first phase(s) of a programme of archaeological mitigation work that shall be carried out in accordance with a written scheme of investigation which will need to be submitted to and approved by the local planning authority in writing prior to the submission of any reserved matters application. The scheme shall include: 1) The programme and methodology of site investigation, recording and/or preservation in situ through the layout of the site 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation, recording and/or preservation in situ in the layout of the site 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.

and,

B) No development shall take place other than in accordance with the written scheme of investigation approved under condition (A).

and,

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

- 2.15 Natural England – Developments that are within 8km driving distance and 1km walking distance of designated sites, are known to have the potential to result in increased recreational disturbance to birds, mainly as a result of regular dog walking.

Such impacts can be offset to a degree by the provision of green infrastructure for dog walking within a development. We note that this development has the potential for dog walking on-site, and the design and access statement also refers to permissive walking routes and links to the route of a former railway adjacent to the site. Such infrastructure could provide suitable and attractive dog walking Green Infrastructure to off-set visits to designated sites nearby.

The development is also in close proximity to a number of designated sites, and in particular, the popular Winterton Dunes SAC, which is less than 2km away, and therefore likely to attract regular visitors by car.

With regards to suitable mitigation measures, we consider that a two-pronged approach to addressing in-combination impacts from recreation disturbance is required to include:

a) The provision of high quality, semi-natural on-site green infrastructure (GI) which serves to absorb day-to-day activities such as routine dog walking and thereby reduce any increase in visits made to the N2K sites. You should therefore ensure that provision is made for sufficient on-site GI (e.g. to include circular walks of at least 2.6Km and dogs-off-lead areas etc.) in order to fulfil this function.

b) Proportionate developer contributions to off-site measures in accordance with Policy CS14 of the emerging Core Strategy. We welcome that the HRA proposes mitigation measures in the form of developer contributions to be agreed with Great Yarmouth Borough Council in line with the emerging Great Yarmouth Borough Sites Monitoring and Mitigation Strategy.

We advise that the above mitigation measures should be secured via suitably worded planning conditions to ensure that the development will not impact upon the features of special interest for which the aforementioned European sites are notified.

- 12.16 Anglian Water – There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

“Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.”

Wastewater Treatment

The foul drainage from this development is in the catchment of Caister Pump Lane Water Recycling Centre that will have available capacity for these flows.

Foul Sewerage Network

The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Surface Water Disposal

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

- 2.17 Essex and Suffolk Water – We would advise that from our records our existing apparatus does not appear to be affected by the proposed development. We have no objection to the development subject to compliance with our requirements.
- 2.18 Norfolk Fire and Rescue Service – I do not propose to raise any objections providing the proposal meets the necessary requirements of the current Building Regulations 2000.
- 2.19 Norfolk Country Council Fire - With reference to the proposed development, taking into account the location and infrastructure already in place, our minimum requirement based on 93 dwellings would be 2 fire hydrants on no less than a 90mm main at a cost of £452.30 each (Essex and Suffolk Water prices), the total cost is £904.60.

Please note that the onus will be on the developer to install the hydrants during construction to the satisfaction of Norfolk Fire Service and at no cost. Given that the works involved will be on-site, it is felt that the hydrants could be delivered through a planning condition.

3 Local Policy :-

- 3.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):
- 3.2 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. 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.
- 3.3 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.
- 3.4 HOU16: A high standard of layout and design will be required for all housing proposal. A site survey and landscaping scheme will be required will all detailed applications for more than 10 dwellings. These should include measures to retain and safeguard significant existing landscape features and give details of, existing and proposed site levels planting and aftercare arrangements.
- 3.5 HOU9 A developer contribution will be sought as a planning obligation under the Town and Country Planning Act 1990 to finance the early provision of facilities required as a direct consequence of new development.

4 National Policy:- National Planning Policy Framework (NPPF)

- 4.1 The presumption in favour of sustainable development is set out under paragraph 4.
- 4.2 Paragraph 49: Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
- 4.3 Paragraph 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:
- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);

- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
 - where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities.
- 4.4 Paragraph 42: The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extension to existing villages and towns that follow the principles of Garden Cities. Working with the support of their communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development.
- 4.5 Paragraph 112. Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

5 Core strategy – Adopted 21st December 2015

- 5.1 Policy CS2: Achieving sustainable growth. This policy identifies the broad areas for growth, sets out the sustainable settlement hierarchy for the borough and two key allocations. Martham is identified as a Primary Village and is expected to receive modest housing growth over the plan period due to its range of village facilities and access to key services.
- 5.2 Policy CS3: To ensure that new residential development in the borough meets the housing needs of local people, the Council and its partners will seek to:
- a) Make provision for at least 7,140 new homes over the plan period. This will be achieved by (*extract only*):
- Focusing new development in accessible areas and those with the most capacity to accommodate new homes, in accordance with Policy CS2
 - Ensuring the efficient use of land/sites including higher densities in appropriate locations

d) Ensure that new housing addresses local housing need by incorporating a range of different tenures, sizes and types of homes to create mixed and balanced communities. The precise requirements for tenure, size and type of housing units will be negotiated on a site-by-site basis, having regard to the Strategic Housing Market Assessment, Policy CS4 and the viability of individual sites

5.3 Policy CS4: Delivering affordable housing. This policy sets out the thresholds for the provision of affordable housing. The site is within affordable housing sub-market area 1 northern rural with a threshold of 5 delivering 20% affordable housing.

5.4 Policy CS9: Encouraging well designed and distinctive places. This policy applies to all new development.

5.5 Policy CS11: The Council will work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species.

5.6 Policy CS14: New development can result in extra pressure being placed on existing infrastructure and local facilities. To ensure that the necessary infrastructure is delivered the Council will: (a to f)

e) Seek appropriate contributions towards Natura 2000 sites monitoring and mitigation measures.

5.7 Policy CS12: The use and protection of natural resources is essential to the overall quality of life of the borough and to support wider social and economic sustainability objectives. This will be achieved by: (a – i)

h) Consulting with the Mineral Planning Authority on relevant planning applications in those parts of the borough that have been identified as consultation areas through the Norfolk Minerals and Waste Plans to safeguard mineral resources and ensure that existing mineral operations are not prejudiced

6 Interim Housing Land Supply Policy (July 2014)

6.1 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. This 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 2014 can be used as a material consideration in the determination of planning application.

- 6.2 New Housing development may be deemed acceptable outside, but adjacent to existing Urban Areas of Village Development Limits providing the following criteria, where relevant to development, have been satisfactorily addressed: inter alia points a to n.

7. Strategic Housing Land Availability Assessment

- 7.1 SHLAA – Strategic Housing Land Availability Assessment (2014): The Strategic Housing Land Availability Assessment (SHLAA) forms part of the evidence base and identifies land for housing that is suitable, available and deliverable / developable.

8 Appraisal

- 8.1 The site is located to the south-west of Hemsby off Yarmouth Road. The site is arable farmland and has a gentle rise from the north towards the south. A public footpath runs from the access on Yarmouth Road along the western boundary of the site. The western boundary consists of thick hedge and trees for the first 108 metres (approx.) into the site and then becomes a mature hedgerow on a field bank. The southern boundary is field bank and hedgerow with a few trees. The eastern boundary is hedgerow, as is the northeast boundary along Yarmouth Road. The site is surrounded by arable farmland to the south and west. A large residential garden (very overgrown) and dwelling lie to the northwest. Across Yarmouth Road to the northeast and east is residential development and a residential care home. An electricity sub-station lies adjacent to the northwest corner of the site. There is a pole mounted transformer fed by this also in this corner and a power line runs from this along the western boundary of the site. The agricultural land is Grade 2.
- 8.2 The site is adjacent to the village development limits of Hemsby and is considered to have a good access to a range of facilities such as local shops, bus services and medical facilities. In terms of highways and access, Norfolk County Council commented that the site, in its current form would be unacceptable for estate scale development and would require substantial highway improvement works and provision of footways to make development achievable. In terms of environmental suitability, the site is in close proximity to a County Wildlife Site (ref 1435), however Norfolk Wildlife Trust commented that the overall risk to the CWS is minimal. Anglian Water have indicated that there is no capacity in existing surface water sewers therefore alternative drainage measures such as SuDS may need to be explored where appropriate.
- 8.3 The site has the potential to form a large greenfield extension to the south of Hemsby but requires substantial highway improvements and footway works to

make development possible. Given the size and expected quantum of houses on site, the necessary improvements are likely to be financed through the development.

- 8.4 The site is potentially suitable, available and achievable as a greenfield village extension and could potentially yield 100 units whilst maximising an appropriate range of dwelling types for this area.
- 8.5 The site is potentially suitable, available and achievable as a village extension and could potentially yield up to 40 units at 30dph whilst maximising an appropriate range of dwelling types for this area.

9 Assessment :-

- 9.1 The application for residential development is an outline application with appearance, landscaping, layout and scale to be decided by a reserved matters application should this outline application be approved. The application includes the access off Yarmouth Road which would be decided as part of the current application. There are indicative plans submitted as part of the application to give an indication on the potential layout for the site although these are not part of the application and are indicative only. Included within the plans are details of off-site highway improvement works which would be conditioned.
- 9.2 Comments received from neighbours and the Parish highlight concerns over traffic increase and highway safety. The application has, through consultation with the Highways Department submitted plans and a stage one safety audit to form a new mini roundabout at the junction of Ormesby Road, Waters Lane and Yarmouth Road. Following the submission of the stage one safety audit and the roundabout drawings Highways have no objection to the application. Highways have requested conditions to be placed upon any grant of approval which include a detailed scheme of the off-site works are submitted to and agreed by the Local Planning Authority in consultation with the Highways Authority. A roundabout was requested by the Parish Council although not in this location. The location of the roundabout has come about following the discussions between the applicant and the Highways Authority.
- 9.3 Further off site highway improvements have been shown on submitted plans providing a new footpath for the length of the site. Highways note that this is not shown in its entirety however this can be conditioned for full details to be provided. The offsite highways works comprising the footpath shall improve the pedestrian link through to the village and, coupled with the roundabout, prove to be an infrastructure gain.

- 9.4 Objections have been received regarding the ability of the infrastructure to cope with the additional homes proposed. Norfolk County Council has requested financial obligations to be secured under s106 agreement to improve the infrastructure provision of library, education and green infrastructure. The GI response received from County requires additional negotiation with the application for the provision of GI or a contribution in lieu of provision which shall be conducted should a resolution to approve be made.
- 9.5 The concerns regarding the ability of local schools to accommodate the development has been raised by a number of objectors. The County Council has outlined that given the cumulative development within the area (area is not Hemsby specific but catchment area) they are seeking a contribution to be put towards Early Education for nursery place accommodation, Hemsby Primary School and Flegg High School to increase the permanent capacity of the schools. The contributions which are calculated by Norfolk County Council can be secured by 106 agreement and to be put towards the provisions required. The increase in capacity that can be provided by contribution will mitigate the impact on the development on this provision and should thus alleviate concerns of local residents.
- 9.6 Objections have been received from neighbours regarding the developments impact on flooding by surface water. The Lead Local Flood Authority (LLFA) have been consulted on the application and had concerns regarding the suitability of the proposed layout and the attenuation basins location. Following further discussions between the applicant the LLFA the objection to the development has been withdrawn and a condition, attached with comments at the end of this report, has been requested to ensure that there is satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and to ensure that the surface water drainage system operates for the lifetime of the development. In the absence of an objection from the LLFA there is no reason to recommend the refusal on the basis of drainage. There has been an objection to the attenuation basin (pond) as it will attract insects and could be a safety hazard. Fencing can be provided by way of 106 agreement or planning condition to guard against persons entering the basin.
- 9.7 Communications have been undertaken between the County Council as Mineral Authority and resulted in the submission of a Materials Management Plan. There is no objection to the development as proposed although a condition to ensure compliance with local policy, the condition is at paragraph 2.5 of this report.
- 9.8 The applicant has submitted a visual impact assessment in support of the application which finds at pg 22 10.22 that where the development would be visible in the local setting it will be seen in combination with the existing built form

and will not be an incongruous new element to the overall visual amenities of the location.

- 9.9 Natural England have outlined on site mitigation measures which, at detailed design stage, can be developed in conjunction with Norfolk County Council. The mitigation measures in the way of off-site developer contributions in accordance with policy CS14 of the adopted Core Strategy are welcomed. The offsite developer contributions can be secured by s106 agreement.
- 9.10 The application, although outline without layout being applied for, includes the provision of open space and gives an indicative layout. The layout provides for a density of 27.6 dwellings per hectare which is acceptable in planning terms. The open space that is to be provided on site shall, as well as other aspects, be subject to a management agreement to ensure that the Local Authority does not become liable for upkeep. The management agreement shall also include any drainage, including the attenuation basin, that is on open land, boundary treatments and any other aspect that requires management to ensure that liability does not transfer to the Local Planning Authority.
- 9.11 The site is currently in use as agricultural land and designated as grade 2 which is the second highest designation. The NPPF looks to preserve the best and most versatile agricultural land however this must also be balanced with the need to provide housing. On balance the loss of agricultural land in this location for the provision of housing is the preferred option as the site is located within a sustainable location being adjacent to the village development limits and will not have a significantly detrimental impact on the character and form of the village.
- 9.12 The applicant has confirmed within the supporting documents that the site will provide policy compliant affordable housing. The provision of affordable housing shall be secured by s106 agreement with types and tenures being subject to negotiation.
- 9.13 There is an electricity substation on site, UK power networks do not object to the application but have noted points to be taken into consideration. The siting of future dwellings within ten metres of the substation shall be considered at the reserved matters stage and, as per the comments, the points are available for the applicant to see prior to the submission of reserved matters.
- 9.14 Objections put forward that Pontins should be developed prior to the development of this site. Applications are to be decided on merit and sites come forward in the order that they are submitted and therefore the application should be looked at alone and not in relation to other sites. Objections regarding the loss of perspective purchasers and therefore sales of properties are not material considerations in planning terms.

- 9.14 The proposed development lies outside of the village development limits however the Interim Housing Land Supply Policy (IHLSP) has been drafted and adopted in order that developments, specifically those for housing outside of the village development limits can be assessed with a view to meeting housing targets prior to the adoption of the site specific allocations. The IHLSP is a material consideration and as such shall be afforded appropriate weight as a means of assessing development for housing outside of village development limits. The IHLSP is only to be utilised when the Council's five year housing land supply policy includes 'deliverable' sites identified through the Strategic Housing Land Availability Assessment. The site has been assessed as part of the Strategic Housing Land Availability Assessment as site HE06 and therefore the IHLSP is applicable.
- 9.15 The Core Strategy identifies that 30% of new housing development should be located within key service areas or primary villages. The application, being located within the village of Hemsby, a primary village has access to village amenities including schools and shops. The development is, in accordance with the Strategic Housing Land Availability Assessment, a sustainable location.

10 RECOMMENDATION :-

- 10.1 It is accepted that the application is outside of the village development limits and contrary to the adopted Borough Wide Local Plan 2001 however the site has been identified as developable and deliverable and there is no objection in planning terms to the development going ahead prior to the formal adoption of the site specific allocations subject to conditions to ensure an adequate form of development and submission of reserved matters. The Interim Housing Land Supply Policy seeks to assist in meeting the Local Authorities housing targets and notes that sites that come forward should commence development within two years, it is therefore recommended that the time for the submission of reserved matters is two years from the date that the permission is issued as opposed to the standard three years. With the inclusion of this condition and the submission of reserved matters the application is in line with the Interim Housing Land Supply Policy (2014).
- 10.2 The recommendation is to approve the application subject to conditions as recommended by consulted parties and those to ensure a satisfactory form of development and obligations as set out by Norfolk County Council and mitigation measures in line with the aims of the Natura 2000 Sites Monitoring and Mitigation Strategy. Should members be minded to approve the application the recommendation is such that the permission is not issued prior to the signing of an agreement under section 106 for provision for infrastructure, mitigation,

affordable housing, children's play equipment/space and management agreement.

Jim . Smith

From: Shirley Weymouth <shirleyweymouth@outlook.com>
Sent: 19 October 2016 11:07
To: plan
Subject: 06/16/0583/0

06/16/0583/0 proposed dev of 93 residential dwellings, associated public open space and new vehicular and pedestrian access from Yarmouth Road for Scott Dev – observations/conditions:

- a. Site boundaries to retain all the trees and hedgerow, to be maintained at 6ft high by 3'3" deep (except where the visibility splay for the site road)
- b. The splay of the roadway doesn't not appear to wide enough (look at the Norfolk Homes splay on Martham Road, Hemsby
- c. Newport Road, Kingsway and Yarmouth Road junction we consider will become seriously congested at peak times with the extra traffic with this and the Martham Road development and perhaps extra traffic from any Pontins development. We would like the junction to be remodelled to incorporate a roundabout to handle the peak flows, this will also have the benefit of reducing excessive speeds over the junction
- d. Holding surface water tanks within the roadways
- e. Permeable driveways
- f. 20mph traffic calming on Yarmouth Road
- g. Safety fencing around the lagoon and safety signage



via e-mail

Miss G Manthorpe

Great Yarmouth Borough Council

Town Hall,

Hall Plain,

Great Yarmouth,

Norfolk NR30 2QF

NCC contact number: 0344 800 8020

Textphone: 0344 800 8011

Your Ref: 06/16/0583/O

Date: 5th December 2016

My Ref:

Tel No.:

Email:

FWP/16/6/3729

0344 800 8020

llfa@norfolk.gov.uk

Dear Mr Beck,

Town and County Planning (Development Management Procedure) (England) Order 2015

Proposed development of 93 residential dwellings, Yarmouth Road, Hemsby, GREAT YARMOUTH

Thank you for your further consultation on the above site, received on 17th November 2016. We have reviewed the application as submitted and wish to make the following comments.

The applicant has provided a flood risk assessment and a drainage strategy and we acknowledge that the overall approach taken is appropriate given the site constraints in relation to infiltration.

We previously made comment in our response dated the 28th October 2016 (Our Reference FWP/16/6/3596) regarding the suitability of the proposed layout at the northern end of the site and the proximity of the attenuation pond to the existing surface water flooding risk. The applicant has now confirmed that, as this application is at outline stage, there is potential to rearrange the layout should the attenuation pond be required to be either shifted or enlarged to cope with the existing surface water flooding and the requirements to take into account a climate change allowance factor of 40%.

As our previous concerns have now been addressed we have **no objection subject to conditions being attached to any consent** if this application is approved. We recognise that the Local Planning Authority is the determining authority, however to assist, we suggest the following wording:

Continued.../

Condition:

Prior to commencement of development, in accordance with the submitted ASD Consultants FRA Dated September Reference 1287/NMT/FRA/09-16 , detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

- I. Surface water runoff rates will be attenuated to 5.0 l/s as stated within section 5.13 of the FRA / Drainage Strategy.
- II. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including allowances for climate change, flood event.
- III. Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:
 - 1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.
 - 1 in 100 year critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.
- IV. The design of the attenuation basin will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1 in 100 year return period. This will include surface water which may enter the site from elsewhere.
- V. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding.
- VI. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C697, 2007), or the updated The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.
- VII. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development.

Continued.../

Reason:

To prevent flooding in accordance with National Planning Policy Framework paragraph 103 and 109 by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the surface water drainage system operates as designed for the lifetime of the development.

Further detailed comments can be found in the attached Annex.

If you, the Local Planning Authority review and wish to determine this application against our advice you should notify us, the Lead Local Flood Authority, by email at llfa@norfolk.gov.uk so that appropriate conditions can be placed on the development.

Alternatively, if further information is submitted, we request we are re-consulted and we will aim to provide bespoke comments within 21 days of the formal consultation date.

Yours Sincerely,

Matt

Matt Aitchison
Flood Risk Officer

Lead Local Flood Authority

Disclaimer

We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue.

Continued.../

Jill K. Smith

From: Harrison, Dale <dale.harrison@ukpowernetworks.co.uk>
Sent: 28 February 2017 15:12
To: plan
Subject: Hemsby - Proposed Development off Yarmouth Road - Ref: 06/16/0583/O
Attachments: 20170228131116042.pdf

FAO Miss G Manthorpe

Dear Madam

Thank you for your letter (copy attached) dated 21st February 2017 regarding the above.

UK power Networks has no objection to the proposal, but would like your authority to record the following points:-

1. An electricity substation exists adjacent to the north-west corner of the development site. We would kindly request that no residential properties are constructed within ten metres of the boundary of our installation or on the route of the associated underground cables.
2. It may be possible to supply the development from the existing substation, but this will depend on the site's load requirements.
3. 11,000volt overhead lines exist both within and on the boundaries of the site. The developer should be made aware that it may be necessary to divert or underground the lines due to safety clearance issues.

Thank you for inviting us to comment on the proposal. If you require further information then please do not hesitate to contact me.

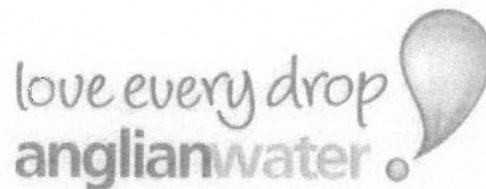
Please also note that you may wish to consult with our planning team electronically in future and you can do so by emailing distplanninghub4@ukpowernetworks.co.uk

Yours faithfully
Dale Harrison

Dale Harrison
Distribution Planning Engineer
UK Power Networks
Tel: 07875 114301
Email: Dale.Harrison@UKPowerNetworks.co.uk

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**Planning Applications – Suggested Informative
Statements and Conditions Report**

AW Reference: 00017973
Local Planning Authority: Great Yarmouth District (B)
Site: Yarmouth Road, Hemsby
Proposal: Creation of 93 x C3 Dwellings
Planning Application: 06/16/0583/O

Prepared by: Mark Rhodes

Date: 11 November 2016

If you would like to discuss any of the points in this document please
contact me on 0345 0265 458 or email
planningliaison@anglianwater.co.uk

ASSETS

Section 1 – Assets Affected

- 1.1 There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

"Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence."

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

- 2.1 The foul drainage from this development is in the catchment of Caister Pump Lane Water Recycling Centre that will have available capacity for these flows.

Section 3 – Foul Sewerage Network

- 3.1 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Section 4 – Surface Water Disposal

- 4.1 From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

Section 5 – Trade Effluent

- 5.1 Not applicable
-

SHORT, MEDIUM OR
LONG TERM CARE



TELEPHONE: 01493 730181
FAX: 01493 731599

Yarmouth Road, Hemsby, Great Yarmouth, NR29 4NJ

Planning Services
Development Control
Town Hall, Hall Plain
Great Yarmouth
Norfolk, NR30 2QF

11th March 2017



Dear Sir/ Madam

Planning Application: 06/16/0583/O Yarmouth Road, Hemsby, NR29 4WS

As before I would like to raise an objection to the application above on the following grounds.

1. The area in front of the home has been flooded on several occasions as the drainage is not adequate in this area. The emergency planning team and lifeboat crew had to attend on one occasion as we had severe flooding and damage to property. Surely removing the drainage dyke can only make this worse?
2. Our GP surgery cannot cope with the amount of patients that are registered now, this development could add a potential 400+ patients.
3. Most importantly to us the entrance to the development would be almost opposite our entrance. This would increase the risk to our residents and visitors because of the increase in traffic and hazards. Our entrance onto Yarmouth Road is already hazardous with no clear view of traffic coming from the right+; more traffic would only make this worse.
4. The Pontins site has been vacant and derelict for years, why can't this be used for housing if it is needed?
5. Lastly, but equally as important, most of our residents are local, one played on the oak tree that is over a hundred years old in our grounds. The beautiful view from our

home of farmland and big skies will be lost forever to a generation that fought a war for this country. Will these houses be built as homes? Or as second 'holiday homes' or rental properties?

Yours sincerely

A handwritten signature in dark ink, appearing to be 'Mrs Anne Morley', written over a dark, textured background.

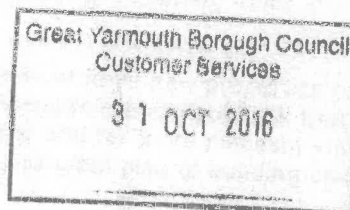
Mrs Anne Morley
Registered Manager



Orchard House
Yarmouth Road
Hemsby
Great Yarmouth
NR29 4NJ



Group Manager (Planning)
Planning Services Development Control
Town Hall
Hall Plain
Great Yarmouth
NR30 2QF



28th October 2016

Dear Sirs

Planning Application

Application:

06/16/0583/0

Proposal:

Proposed development of 93 Residential dwellings, associated public open space and new vehicular and pedestrian access from Yarmouth Road

Location:

Yarmouth Road (Land at) Hemsby GREAT YARMOUTH NR29 4WS

With reference to the above I am writing to object to the planning application being applied for.

An application has been refused on the nearby holiday camp site and I feel this new site has been picked without taking some major concerns into consideration and as a poor second choice by the parish council. Flooding has caused considerable damage in Yarmouth Road/Newport Road on numerous occasions and in recent years and even though a lagoon has been proposed I am very concerned this will actually add to the problems.

I, like many people in the area, bought my property appreciating the views of open fields that fits in with the premise of living in a village.

Yarmouth Road would be the obvious route to travel into the village and it is already a busy and sometimes dangerous road. This would cause even more traffic with a development of this proportion being built. I understand entrance to the site would be by a "priority controlled T junction" and I would appreciate if you could explain to me exactly what this means and exactly where the access will be by means of a plan.

Access to the site brings me back once again as to why the old Pontins site was not a more acceptable place to build on as it already has many factors in place e.g. an established entrance onto Beach Road thereby not causing any major road changes and new junctions and also many of the required services already in place such as drainage and electricity.

The report regarding this application was in the Great Yarmouth Mercury on Friday the 21st October, and in this report it states "the Parish council gave their blessing to the scheme". It does concern me that the Parish council have not listened to the people that live in the area (particularly those in close proximity to the proposed site). The Parish Council objected to the former Pontins site getting residential planning permission in the hope the site will one day again be used for the purpose of the holiday industry, but to date this has not happened and with the current climate etc it would seem unlikely that this will ever happen and as time moves forward the site is becoming more and more neglected and quite an eye sore.

I do understand that northern villages must have new properties built but the proposed site has many factors that make the site unsuitable and would ask that the council leave this land to what it was intended for, farming and far more pleasant views for the local residents that live in the area and go back to the original plan of building on the old Pontins site.

I await hearing from you.

Yours faithfully

A handwritten signature in dark ink, appearing to be 'Mrs A Walch', with a horizontal line drawn through it.

Mrs A Walch

Elaine Helsdon

From: enquiries
Sent: 20 March 2017 15:26
To: Sheila Swinard
Cc: plan
Subject: RE: Reference 06/16/0583/O

Thank you for your below enquiry.

Your e-mail has been forwarded to the Planning department for them to deal with accordingly.

Should you require any further information on this matter, their e-mail address is plan@great-yarmouth.gov.uk or alternatively they can be contacted by phoning 01493 846430.

Kind regards
Customer Services

Telephone: 01493 856100
Email: enquiries@great-yarmouth.gov.uk

Correspondence Address: Town Hall, Hall Plain, Great Yarmouth, Norfolk NR30 2QF

From: Sheila Swinard [mailto:Sheila.Swinard@great-yarmouth.gov.uk]
Sent: 20 March 2017 14:30
To: enquiries
Cc: enquiries@great-yarmouth.gov.uk
Subject: Reference 06/16/0583/O

To: Great Yarmouth Borough Council

We are writing regarding the above planning application and we understand a decision will be made in May 2017.

We live on Yarmouth Road and will be directly affected by this new development. We are frustrated to hear about this as we recently bought our house in September 2016 for our retirement and this did not show up on our searches. Now we may have to live with a building site in view for what could be a long time.

Whilst we understand the need for new houses - although Hemsby seems to be well served it seems to us in relation to its current amenities and facilities - we question that if this is the right place.

The eyesore which is the Pontins old holiday resort needs to be knocked down and developed for housing or at least be taken away before it goes to further decay.

We are not looking forward to the building work across the road from us but the dust and noise is of a lesser concern than the road traffic problem.

The road is already busy and cars entering the Yarmouth Road from the direction of Yarmouth pass by the bus lay-by at quite a speed and usually on the wrong side of the road, and we are already finding it a dangerous exit from our house. From the other direction traffic is equally fast. The road is just not equipped for more traffic.

If this does go ahead then the road will need some kind of traffic calming system, either a small roundabout or stop and go system for traffic entering or leaving the new housing estate.

Frankly I do not see how the developer why the builder wishes to put new housing there when there is already so much for sale.

We await with interest.

regards

Patrick and Sheila Etchells
Cranleigh House
Yarmouth Road
Hemsby
Norfolk NR29 4NJ



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Ordnance Survey 100018547

Great Yarmouth Borough Council

Town Hall, Hall Plain, Great Yarmouth, NR30 2QF

Yarmouth Road

1:2,500