

Reference: 06/19/0471/F

Parish: Great Yarmouth

Officer: D.Minns

Expiry Date: 21 November 2019

Applicant: Great Yarmouth Borough Council

Proposal: The redevelopment of the Marina Leisure Centre involving: demolition of the existing Leisure Centre building: erection of a new two storey health & fitness centre comprising; 6 lane competition pool, attendant teaching pool and leisure water with associated water flumes and changing facilities, 4No. court sports hall, and attendant changing, fitness suite, exercise and spinning studios together with attendant changing facilities, clip and climb, soft play, cafe & party room, office and tourist information facility together with ancillary accommodation hard and soft landscaping including cycle and car parking for staff and visitors, service yard waste and recycling facilities.

Site: Marina Centre Marine Parade, Great Yarmouth NR30 2ER

REPORT

1.0 Background

1.1 The Proposal

1.2 The site is to be developed for a mix of leisure and community uses within the public realm comprising Use Class D2 (Assembly & Leisure) according to the Town & Country (Use Classes) Order 1987.

1.3 The application site measures 1.16ha (11605m² / 2.8677acres). The total ground floor gross external area (GIA) measures 4087m². The total basement area measures 210m² and the first floor gross external area floor space measures 1572m². The total gross external floor area created totals 5869m².

1.4 The proposal as described in the accompanying Design & Access Statement and Planning Statement in summary stat that the proposed the new building (which will be open from 0500 to 2300, 7 days a week) will comprise:

- 6 lane x 25m main pool with the focus on meeting the requirements of as many different users as possible. It is proposed the pool will have a level deck along

both long sides and the short ends fitted with removable starting blocks and turning boards for competitions. Disabled users are catered for with pool pods, ambulant stairs and platform lift for enhanced pool access.

- Learner pool of 15m x 8m with a moveable floor to maximise its flexibility for the community.
- New leisure pool with two water flumes and other play equipment
- Standard size 4 court community sports hall at 34.5m x 20m with a minimum 7.5m unobstructed clear height. This hall can accommodate a wide range of sports for club, community users and training, including Badminton (club level) Basketball (club / community / training) Cricket (community / training) Gymnastics (training), Five-a-side football (club level), Netball (community / training); Volleyball (premier / training); Indoor roller skating; & Short mat bowls;
- Café at Ground floor, with seating area, servery and kitchen.
- Feature two storey entrance canopy which gives on to the internal 'street' (or main circulation route) through the ground floor facilities. The 'street' extends the depth of the building affording views of the sea from the main entrance and vice versa.
- Soft play area and attached family room
- Climbing area including a fun climbing course
- The multi-use room that can be used attendant to the climbing area for groups and parties.
- Separate male and female changing rooms, as well as 'family changing' for the swimming pool and for the sports hall. There will also be an open plan mixed sex 'changing village', as well as a dedicated, 'changing places' facility for users who find changing particularly challenging or require assistance.
- Fitness suite capable of accommodating in the order of 90-100 pieces of equipment. The ceiling height will be in part 4.5m, as recommended by Sport England for the largest equipment. The gym's first floor location benefits from views over both pool halls and directly out to the sea.
- External activity space is accessible from the gym, for aerobic exercise classes, yoga or martial arts.
- First floor multi-purpose studio for aerobics, dance or martial arts, as well as a separate dedicated fixed bicycle spinning room with a capacity of around 30 people per class.
- Flexible space and consultation rooms for use by the community.

- Dedicated changing facilities to cater for gym users
- Spectator seating on the south side of the main pool
- A small 'relaxation area', comprising steam room and sauna
- Basement level plant room accommodating pool filtration plant and pool balance tanks

1.5 Access to the café, accessible WCs, 'changing places' facility and accessible baby change is directly from the lobby of the building, or through the café, whereas access to the other parts of the building would be through turnstiles.

1.6 The pedestrian and cycle access will also be improved with better access between the replacement building and the beach (a new beach access ramp is to be provided specially designed for beach wheelchairs). There will also be cycles stands which will allow 110 cycles to be parked.

1.7 The smaller footprint of the building releases space at ground floor which is to be used to provide 184 new car parking spaces, of which 6% (equating to 11 spaces) are to be to accessible standard.

1.8 Amongst the landscape improvements proposed are the use of a variety of coloured block pavements to the parking bays, shrub planting to the edges of the car park and the creation of a planted 'beachfront boulevard' running east west between the new building and the new parking areas. There is also a structured scheme of soft planting to be introduced around the new service yard and existing north car park. The service yard is to be enclosed by a 3 metre high, 'green screen' fence and this enclosure also serves to screen the sub-station, bin and recycling store.

1.9 Photovoltaic panels are to be located on the roof above the sports hall (the sports hall relies on a mixed mode of mechanical and natural ventilation, such as roof mounted wind catchers). It is proposed to incorporate air source heat pumps within the current design and, in addition, there is flexibility within the design to enable further measures to be added in the future.

1.10 A seagull deterrent system of iridescent coatings/'fire pots' is to be installed on the roof but this will not be visible from the Conservation Area.

In summary the proposed uses can be described as :

Wet activities

- Six-lane 25m pool with full disabled access
- Pool is suitable for galas and competitions, with seating for 120 spectators
- Confidence water area and learner pool with moveable floor

- Leisure water with fun play features, two water flumes and a splash pad
- Accessible changing village
- Communal changing area with both individual and family changing

Dry activities

- Health suite with sauna, steam and spa
- 100-station health and fitness gym
- External first floor terrace with views to the sea
- Four-court multi-purpose sports hall
- Indoor climbing zone for all ages
- Fitness and spin studios
- Soft play area
- Café with fabulous views to the beach
- Fully accessible changing areas

Plus: 200 car parking spaces

1.12 The proposal was subject to considerable preapplication public consultation in accordance with good practise advocated by government which has engaged a wide range of users and interest groups. The applicants state that a total of 294 completed responses were received, of which 73 per cent were from Marina Centre users. Public feedback has since been evaluated and has helped to shape the look and feel of the final design. On 16 May 2019, Full Council considered the feedback and the Council's responses, which have helped to shape the look and feel of a final design

1.13 The aspiration is for the type of facility now proposed to make a major contribution to sporting participation and health improvement, by allowing the community to access affordable high quality facilities (paragraphs 3.47, 3.48 & 3.49 of the Borough's 'Sport, Play and Leisure Strategy 2015-2029', or 'SPLS',

1.14 Many of the local facilities are ageing and the SPLS also considers the improvement of the facilities at the Marina Centre as one of its main objectives (SPLS, paragraph 1.5). Various options for the existing buildings, such as the Marina Centre, were considered in the SPLS including its: refurbishment; partial or complete redevelopment; or total relocation to another site.

1.15 At paragraph 3.17 the SPLS states "given needs and evidence, the need to maintain levels of waterspace, the importance of the Marina to deliver against the wider tourism agenda and the view of consultees towards the Marina, the strategy process has concluded that" the Marina Centre should remain in its current location for the long-term.

1.16 This fall in quality due to age, also relates to the indoor bowls provision at the Marina Centre which would have needed considerable investment. However, of recent years the overall trend in participation in indoor bowls has been one of decline and when considering the facilities mix for the new centre, the Council has had to plan carefully to accommodate as many sports as possible, whilst also balancing the financial business case for the scheme.

1.17 As a result, the ability to play short mat bowls has been retained within the Sports Hall, which at least allows the flexibility to continue to offer some provision from the Marina Centre. There is also capacity in other local facilities (SPLS, paragraphs 3.30 & 3.33) and since the planned closure of the Marina Centre was announced, approximately 150 members of its existing bowls club have registered with alternative facilities, resulting in the club being disbanded (this club was not a constitutional club, nor was it a registered charity).

1.18 The SPLS also found there to be scope for increased health and fitness provision within the Borough and where new sporting facilities are being added, “a new health and fitness suite was acknowledged to provide great opportunities for cross-selling and marketing and help to increase participation in other sports and activities” (SPLS, paragraphs 3.39 & 3.41-3.43).

1.19 It is also within the SPLS’s main objectives “to work with partners to improve outcomes for children and young people, older people and vulnerable people” and “to work with the police and other partners to help tackle crime and anti-social behaviour”. Accordingly, the design of new play and youth facilities should be “inclusive as regards use by disabled children and young people”, and should have regard to the principles of ‘secured by design’ The value of the beach as a “facility” for play and informal recreation”, particularly for younger residents should be recognised in proposals for enhanced recreational provision (SPLS, paragraph 1.5 & pages 31 & 32).

1.20 Paragraph 6.3 sets out, in support of the SPLS’s “overall aim...three strategic themes, which embrace the desired outcomes for the strategy” and these are: ‘Protect’, ‘Enhance’ & ‘Provide’. As a result, the “overall stock of sports, play and leisure facilities within the Borough” will be protected, whilst allowing its “refreshment and upgrading” in a way that best meets the needs of the local community. Making this enhanced provision will require the cooperation of a range of partner agencies and stakeholders (SPLS, paragraphs 6.4, 6.5, 6.6, 6.8, 6.9 & 6.10).

1.21 The main body of the building is 18.5 m at its highest point and 9m at its lowest above existing ground levels. The development finish floor levels of will be set at 4.15 AOD. By comparison the existing ground level is 3.5 to 3.74 AOD. Raising the level as described will help mitigate against flood risk in comparison with the existing building whilst enabling safe accessible access to the building. The plans show the varied finished building height ranging between 21.5 AOD and 12 .560AOD which illustrates the way the mass of the building is broken up.

1.22 The planning application form states that there are 16 jobs associated with the existing Marina Centre and that 16 jobs associated with this application.

Materials

1.22 The Design and Access Statement states: Feedback from both the public consultation and design team workshops suggested the existing centre which was perceived as dark and hulking with large blank facades. In terms of the new centre comments included that the centre should be appropriate to its wider setting on the Golden Mile, have a more lightweight appearance and be more visually accessible offering views of the interior functions as well as views out.

The design team appraised the consultation feedback and undertook a review of various external materials both of the existing centre and of the wider built environment within the Conservation Area which included;

- Stucco
- Brick
- Glass Stucco or rendered facades

are common to a number of buildings in Yarmouth and along Marine Parade. Render is an economic material however it was felt that render was less suited to the necessarily large volumes inherent in a Leisure Complex.

1.23 A rendered wall has been integrated at low level as a substrate for a graphic feature wall.

1.24 Brickwork is once again common to Yarmouth, suitably robust and, when well detailed, aesthetically pleasing. A sandy coloured Brick has been specified selectively for both high and low levels to gently break up the overall scale of the centre.

1.25 The final selection of materials was made to ensure a balance between construction and long term maintenance costs with the visual impact that should be associated with a civic building of this nature in a conservation area and exposed seaside setting. To this end we are generally proposing materials and construction methods that are appropriate to the specific use and location, impact on the environment and potential for re-use when the building reaches the end of its useful life. The following materials were selected for durability, longevity and quality and integration within the overall design aesthetic.

1.26 Curtain walling - A balance has been struck between the conflicting need for natural light and the visual permeability of views in and out of the centre, with the need to control solar heat gain and deliver an envelope with high level thermal performance.

1.27 The curtain walling comprises a polyester powder coated (PPC) aluminium framed, high performance, and double glazed units with manifestation as required. Generally a unitized pressure equalised self-draining aluminium glazing system with integral thermal breaks finished in anthracite colour powder coat paint. It is currently proposed to use clear glass, double glazed units throughout with some pacified/spandrel panels.

1.28 Low emissivity (LE) glass to the pool hall will minimise the risk of surface water glare which is important for lifeguarding. The leisure water façade will have a combination of 30% opaque and clear glazing panels.

Rainscreen cladding

1.29 A lightweight aluminium rainscreen cladding panel consisting of aluminium cover sheets with a fire rated core. The cladding is low maintenance that is suitable for a marine environment, robust and non-combustible with a colour range and panel sizes that allow for different configurations.

1.30 At this stage blue and sand coloured rain screen panels have been specified with the final colours determined at the next design stage.

Brickwork

1.31 'Sandy' coloured light brown brickwork, to compliment the sandy coloured rainscreen cladding, laid in a half-lap stretcher bond has been selected at ground floor level to the sports hall perimeter and to enclose the main entrance as well as areas around the plant.

Graphic wall

1.32 The feature graphic wall fronting Marine Parade comprises rendered blockwork as a substrate for the final image. The graphic itself will be developed at the next design stage and may comprise an image, text or signage in a painted, tiled or overlaid finish.

Standing seam roof finish

1.33 A lightweight corrosion resistant metal roof panel cladding system with raised or 'standing' seams is specified for the visible curved roof to the main pool hall.

Synthetic membrane roof finish

1.34 A synthetic polyester flat roof sheet membrane is specified for the remaining 'flat' roof to the centre. The membrane by Sarnafil (or similar) is a polyester reinforced, multi-layer, synthetic roof waterproofing sheet based on premium-quality polyvinyl chloride (PVC).

Water flumes

1.35 The glass-reinforced (GRP) water flumes are strong and lightweight. GRP is a fibre-reinforced plastic that can easily be moulded to any shape and available in any colour. The final colour or colours are to be developed at the next design stage. In addition to the plans the following documents support the application:

- Planning Statement
- Design and Access Statement
- Transport Assessment and Car Parking Strategy

- Outline Traffic Construction Management Plan
- Flood Risk Assessment
- Ecological Assessment
- Draft Demolition Report
- Heritage Area Appraisal (revised)
- Utilities Statement
- Solar Glare Study
- Accessibility Report
- Energy Report
- Fire Strategy

2.0 The Site Location and Context

2.1 The existing structure comprises a large footprint building, arranged on basement, ground and first floor levels, which amounts to some 11,000m² of floorspace. This structure dates from 1981 and contains a swimming pool, ice cream parlour/café, gym roller skating and indoor bowls.

2.2 The current leisure facility presents closed elevations to the Promenade and effectively turns its back upon the sea (there is no access from the beach into the centre). According to the applicants planning statement the existing building provides a poor standard of amenity, does not meet Governing Bodies' performance requirements, building regulations or accessibility standards. The building is also expensive to run and is not energy efficient.

2.3 There are areas of car parking to the immediate north (which includes the area for staff) and south of the building amounting to some 110 spaces in total. There are some 6 parking spaces to disability standard. There are 7 cycle parking stands, giving facility to park 14 cycles (source for these parking provision figures; TTC Transport Assessment dated 22nd March 2019). Servicing vehicular access to the building is also from the northern car parking area.

2.4. More widely, the surrounding area is in mixed use, with considerable commercial activity, particularly at ground floor, with amusement centres, restaurants, cafes, hotels, theatres and leisure attractions, being represented in the vicinity. These developments are on both sides of Marine Parade, the main road which runs on a north-south axis along this part of the coast.

2.5 The part of the town on the western side of Marine Parade, immediately opposite the development site, is on a grid-iron pattern with some of these roads having a view of the sea, but others are blocked by modern development including the existing Leisure Centre.

2.6 As regards transport links, the railway station is located approximately 1.7 km to the west of the site with services between Great Yarmouth and Norwich. There are

northbound and southbound bus stops on Marine Parade, directly adjacent to the site frontage.

2.7 The bus stops are currently served by one service, the Seaside 3, which routes along Marine Parade, between Haven Seashore Holiday Park and Pleasure Beach. Other bus stops are situated at the Market Gates Shopping Centre, approximately 680m due west of the site. From here 13 services are available which route around Great Yarmouth and the surrounding area. Further detail concerning the bus and train services is presented within the Transportation Assessment submitted with this application.

2.5 Whilst there are residential properties reasonably close by, these are all separated by the Marine Parade and there are no such properties either upon, or adjoining, the development site.

2.6 The site is within the scope of the Seafront Conservation Area No. 16 and whilst there are no designated Heritage Assets (eg Listed Buildings) on the site nearby on the opposite side of Marine Parade is the Grade II listed former Maritime Museum now used as a Tourist Information Office and close by there are other listed buildings, such as the Hippodrome Theatre.

2.7 The existing Marina Centre facilities include; beach style leisure pool with a wave machine & water slide, café, soft play, gym, squash, roller skate hall & indoor bowls. The Marina leisure and fitness centre facilities are operated by Sentinel Leisure Trust. Retroskate operate the rollerskating venue and two independent retailers operate Perry's ice cream parlour and Mama Cita's respectively. In more detail The site encompasses two pay and display public car parks comprising; Marina Centre South Car Park (58 parking spaces of which 3 are accessible spaces) and Marina Centre North Car Park (47 parking spaces of which 3 are accessible spaces).

3.0 Relevant Planning History

3.1 Planning permission was granted for the current Marina Centre in November 1978 (ref: 06/78/0789/F) the application description included a public toilet, block of five lock up shops and construction of car park. Since then there have been numerous planning applications over the past years on the site related to its use and alterations to the building along with various applications for advert consent.

3.2 In addition there have been applications for various temporary uses. Planning records show a total of 52 applications of varying forms and outcomes since the original application was approved, the basis details of which are documented on the planning file.

3.3 The existing planning use of the various sports and ancillary facilities upon the site is considered to fall within the Class D2 ("Assembly & Leisure") category. There is an existing café on site and two Class A1 retail concessions. The current proposals under consideration do not involve the introduction of any new Use Classes on to the land.

4.0 Consultations :-

4.1 Publicity :- This has included press and site notices along with direct Neighbour consultation. The application has been advertised as a departure from the Local Plan, a Major application and an application within Conservation Area No. 16 in accordance the legislative requirements..

4.2 Public representations received

Local Business Owners

4.3 Pirates Cove - The plan shows a narrowing of the entry to our southern access ramp which would make it impossible to reverse a vehicle into. If the kerb and verge were to be reduced in length (as I have shown on the plan attached) the access could be maintained. Our access to the site has been eroded over a number of years and the loss of access to the ramp will be the loss of the last possible vehicular access point. I think anyone that visits the site can appreciate that we need some access to be able to function and I would ask GYBC what their solution is if they intend to pursue this application.

4.4 The other issue here is the proposed location of a new kiosk at the top of our entrance ramp. We think there is likely to be conflict here when we need to use the ramp for a vehicle or for trade waste as this will be positioned directly in front of the new tenant. I also feel it is entirely unfair to site a new refreshment kiosk at our entrance ramp when we have had to pay a premium for the right to sell drinks at our location. If GYBC requires a further location for a refreshment kiosk then it could easily be sited outside the cycle hub (as shown attached) and certainly further away from an existing tenant.

4.5 The loss of the public toilets is a concern as there will no longer be a public convenience for 1km of central beach. It would be perfectly feasible to install a temporary, trailer mounted toilet block for the duration of the build and plumb directly into the sewer. Even when the build is complete the new toilets are too close to the jetty toilets and should be at a more equidistant location between the Tower toilets and the Jetty.

4.6 Finally, as the Pirates Cove site drains the footpath surface water, it is imperative that the pumping station and drains remain operative during and after the build to prevent flooding.

4.7 **Anchor Café** – I am objecting to the planning application because of insufficient public toilets in the area of the Leisure Centre. I have already commented at length during the consultation period about the importance of the toilet block to the north of the Marina Centre and although there has been some concession for the provision of public toilets on the outside of the new leisure centre it will not meet the needs of the amount of visitors we see in this area. (see attached rep) and rest of comments

Local Residents 5 representation received (copies attached to the report)

4.8 A summary sample :- It appears that GYBC are replacing one ugly building with another. The reduction in the size of the building seems to be in order to add car parking which is presumable paid parking in order that GYBC can increase revenues rather than improve the leisure centre facilities. Given the prime location I am surprised it has not been added features which would increase the attractiveness of the site for multiply purposes such as a café roof terrace/garden. Great Yarmouth has few trees /soft landscaping - the redevelopment of the site to make it more attractive with trees etc. (see representation)

4.9 The main six-lane competition pool. In the Council application documents, drawings and specification, it is planned to have 120 seats for computers and spectators. As Sport England will be making a financial contribution to this scheme, should not their Design Guidance notes be adhered to, if it is intended to hold regular galas, by providing 150 spectator (minimum) and 180 competitor seats as detailed on Page 48, table 8 in their document? (see representation) questions are also raised regarding the green credentials of the building.

4.10 **Peel Ports Group** – we have no objection for the redevelopment of the leisure centre

4.11 **Norwich Airport** – We note that the development lies below or beyond the volume of protected airspace that surrounds Norwich Airport and that it does not lay within the bird circle shown on the aerodrome safeguarding map. Therefore, from a safeguarding point of view, this development will not provide a significant risk to aircraft operating in the vicinity of Norwich Airport: or interference with our surveillance systems. We do not need to be a statutory consultee for any future applications on this particular site unless wind turbines become part of the design.

4.12 **Gas** – there are apparatus in the vicinity of the application site which may be affected by the activities specified due to the presence of Cadent/ National Grid apparatus in proximity to the specified area the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of proposed works. (Low or medium pressure (below 2 bar) gas pipes and associated equipment.

4.13 All of the correspondence received can be seen on the planning file in the planning office and on the Council's website.

4.14 **External**
Norfolk County Council

4.15 Highways – “Thank you for your consultation dated 10 September 2019. The highway authority has been in consultation with the applicant and the parking management strategy has been altered from Pay on Foot (with barrier access) to Pay and Display with no barrier. In addition the removal of the parking bays along the frontage of the development will not occur. The applicant is to submit revised plans detailing the changes which are to be included and conditioned as approved plans. In light of the revised parking management strategy, the highway authority recommends no objection subject to the conditions”: (see attached list)

4.16 Norfolk Fire and Rescue Service - do not propose to raise any objections providing the proposal meets the necessary requirements of the current Building Reg 2000 - Approved documents B (volume 2-2006 edition amended 2007,2010, 2013 as administered by the Building Control Authority.

4.17 Historic Environment Service Environment Service Strategy and advice team - Based on currently available information redevelopment of the site would not have any significant implications for the historic environment in terms of below-ground archaeology and we would not make any recommendations for archaeological work. The Heritage Statement submitted with the application deals mostly with matters related to built heritage. Consideration of this Heritage Statement is matter for the Great Yarmouth Borough Council conservation officers

4.18 Highways England – No objection

4.19 Historic England (Advice) – The application seeks consent for the redevelopment of the Marina Leisure Centre involving the demolition of the existing leisure centre and the erection of a new two storey health and fitness centre. The site lies between the seafront and Marine Parade and within the Seafront Conservation Area. This encompasses much of the historic seafront and a variety of historic buildings built as the town developed as a thriving resort, including terraced houses and distinctive resort buildings such as the Empire and Marine Arcades. The survival of a number of these buildings makes this a highly significant area.

The Marine Leisure centre occupies a large site between Marine Parade and the beach. The building itself is a substantial building, two storeys in height with a large footprint. The building dates from the 1980s and its demolition offers an opportunity to reconsider how this large site is used and to enhance the conservation area.

4.20 Historically development was concentrated along the landward side of Marine Parade allowing views out to sea. There was some resort development on the seaward side, notably around the piers and winter gardens and prior to the construction of the existing leisure centre, a lido. The siting and scale of the existing leisure centre is at odds with this, blocking views out to sea and detracting from the historic buildings on the seafront. The proposed replacement of centre with a building of a much smaller footprint and seemingly lower in height would open up more of the sea views. To the south it would allow sea views from Maritime House, built as a home for sailors

4.21 The proposal for a smaller, more compact leisure complex is therefore to be supported. However, your authority should be satisfied that the scheme goes sufficiently far in terms of enhancing the conservation area and that the quality of design and materials is appropriate. The Heritage Statement which accompanies the application does not provide a very clear articulation of how the site contributes to the significance of the conservation area, nor does it provide a thorough assessment of the impact of the development upon this. The proposed massing studies which compare the existing development to that proposed are helpful to a point but the quality of the images from the seafront is very poor. Your authority should ensure it has sufficient information showing the proposed development within the existing townscape context to fully assess how well it would be assimilated within this. The northern end of the complex would also be visible in seaward views from Trafalgar Square which forms a focal point of green space along the seafront and views of the development from this location would be helpful.

4.21 The design of the new complex is described as evolving from a series of rectilinear volumes to include curved, softer forms for the pool and sports halls. The approach of breaking up the mass of the building is one that should be supported but we question how successfully these forms relate to each other, particularly in views to the south east. In terms of materials, while the use of render and glass might create a lighter appearance than that of the existing building, the large expanse of unrelieved walls at a higher level adds to the bulky nature of these parts of the structure. We suggest more detailed designs might be helpful at this stage. Finally, the development includes parking areas to the north and south, the latter being particularly large. The treatment of the public realm including car parking on the sea front is particularly important and consideration should be given to the appearance of this area both when it is occupied and when it is empty. Again we suggest more details are provided at this stage.

4.22 The National Planning Policy Framework requires that local planning authorities take account of sustaining and enhancing the significance of heritage assets; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and the desirability that new development makes a positive contribution to local character and distinctiveness paragraph 192. The redevelopment of the leisure centre offers potential to enhance the significance of this important conservation area which celebrates the heritage of the seaside resort. The proposals seek to reduce the presence, and therefore impact, of a building on this location which is to be supported. However, it is a large and prominent site and your authority should seek to ensure the proposals go sufficiently far in terms of achieving this. The provision of further contextual information and analysis would help in terms of understanding this together with more detailed designs.

Recommendation

4.23 Historic England is supportive of the proposal to redevelop the site but has some concerns that the proposals do not secure a sufficient level of enhancement in terms of the historic environment and advises that further information should be provided, and more consideration be given to this.

We consider that the issues outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 192 of the NPPF. Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us (The applications have subsequently revised the appraisal and Historic England further views on the application and appraisal have been requested. Any further response from Historic England will be reported.

4.24 Minerals Planning Authority – While the application site is underlain by a Mineral Safeguarding Area (Sand and Gravel) it is considered that as a result of the location on the seafront and its existing use, any prior extraction would be impractical. Therefore, it would be exempt from the requirements of Policy CS16 – safeguarding of the adopted Norfolk Minerals and Waste Core Strategy

4.25 Norfolk Constabulary (Architectural Liaison Officer) – I am delighted to see in the Design and Access Statement that the pre-app consultation advice provided by Norfolk Constabulary has been followed, if these recommendations are to be adopted for this development (please may we have confirmation of this) I would strongly encourage the applicant to make an application for a ‘Secure By Design’ for a Commercial Development Award.

4.26 Drainage Bodies

4.27 Local Lead Flood Authority (Norfolk County Council) initially no comment below their threshold to comment. Given the local concern raised in the consultation response the LLFA were requested to review the application again which they have agreed to do. The further response will be reported to committee.

4.28 Environment Agency – Further to correspondence received from the Furniss Partnership who are working on this project in an email referenced RE: Great Yarmouth WLC AE/2019/124445/01-L01 and dated 5 November 2019, we are updating our previous response referenced AE/2019/124445/01-L01 and dated 16 September 2019. The email states “the recommended proposed floor level according to the FRA is 4.97 AOD. We are proposing to lift 300mm from existing to 4.15 AOD. A floor level of 4.97 AOD was providing issues for access (for disability etc) and lifting the building 300mm was deemed a compromise”.

4.29 We are therefore updating our previous response to show updated flood levels as the email confirms that the proposed Finished Floor Level (FFL) in the FRA is incorrect (4.97 AOD) and the correct proposed FFL is 4.15AOD. The updated proposals now flood in the design event (0.5% + CC) and doesn’t have safe access. However as it is less vulnerable development and has proposed a Flood Evacuation plan we still have no objections to this planning application. Our updated response can be found within the Flood Risk section below.

4.30 Our maps show that the site lies within tidal Flood Zone 3a defined by the 'Planning and Guidance: Flood Risk and Coastal Change ' as having a high probability of flooding. The proposal is for the redevelopment of the marina centre leisure building including a new health centre and fitness centre, a soft play, a cafe, a party room, office and tourist information facility which is classified as a 'less vulnerable' development as defined in the Flood Risk Vulnerability Classification. Therefore, to comply with national policy the application is required to pass the Sequential Test and be supported by a site specific Flood Risk Assessment.(FRA)

4.30 Actual Risk - To assist you in making an informed decision about the flood risk affecting this site, the key points to note from the submitted FRA, referenced 1271 – Version 1.0 and dated 21/02/2019 (including updated FFLs as identified in the subsequent email), are:

- The site lies within the flood extent for a 0.5% (1 in 200) annual probability event, including an allowance for climate change. event
- The site does not benefit from the presence of defences
- Finished ground floor levels have been proposed at 4.15m AOD. This is below the 0.5% (1 in 200) annual probability flood level including climate change of 4.67m AOD and therefore at risk of flooding by 0.52m depth in this event.
- Flood resilience/resistance measures have been proposed.
- Finished first floor levels have been proposed at an unknown height. The proposed first floor level is likely to be 2.5 metres above the proposed ground floor level at a minimum (4.97m AOD plus 2.5 metres, equals a first floor finish of 7.47m AOD and therefore there is refuge above the 0.1% (1 in 1000) annual probability flood level including climate change of 5.20m AOD
- The site level is 3.50 AOD and therefore flood depths on site are 1.17m in 0.5% (1 in 200) annual probability flood event including climate change
- Therefore assuming a velocity of 0.5m/s the flood hazard is danger for most including the general public in the 0.5% (1 in 200) annual probability flood event including climate change.
- Therefore this proposal does not have a safe means of access in the event of flooding from all new buildings in the area wholly outside the flood plain (up to a 0.5% (1 in 200) annual probability including climate change flood event). We have no objections to the proposed development on flood risk assessment safety grounds because an Emergency Flood Plan has been submitted by the applicants but you should determine the application its adequacy to ensure the safety of occupants

- Compensatory storage is not required
- A Flood Evacuation Plan has been proposed and is necessary to ensure the safety of the development in the absence of safe access with internal flooding in the 0.1% (1 in 1000) annual probability flood level including climate change event (Copies of the full agency response are accompany this report)

4.31 Anglian Water - 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. 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

4.32 The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

4.33 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable as the planning application states that a connection to the public sewer is required, whereas the FRA states that the site will drain surface water flows via infiltration. As Anglian Water have no public surface water sewers in the area we would need to be satisfied that surface water flows are not being discharged to the public foul water network. We would therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency.

4.34 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 should seek the advice of the Local Lead Flood Authority (LLFA)

4.35 We request a condition requiring a drainage strategy covering the issue(s) to be agreed. "No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority. The Reason: To prevent environmental and amenity problems arising from flooding."

4.36 Essex and Suffolk Water – We have no objection to the proposed development subject to compliance with our requirements. Consent will be given to this development on the condition that a metered water connection is made to our company network for each new dwelling/community and commercial unit for revenue purposes.

4.36 Water Management Alliance – The site is not within or adjacent to any of our member Boards Areas therefore we have no comments to make.

4.37 Natural England – has no comments to make on this application. Natural England has not assessed this application for impacts upon protected species or you may wish to consult your own ecology service.

4.38 Royal Society for the Protection of Birds (RSPB) – Given the location of the development of the development the RSPB has no has no comments to make , but would expect the Council to deliver net gains for biodiversity and ensure that impacts on the Great Yarmouth North Denes Special Protection Area and Site of Special Interest has been fully considered in this application.

4.39 Sport England – Non-Statutory Role and Policy

4.40 “The Government, within their Planning Practice Guidance (Open Space, Sports and Recreation Facilities Section) advises Local Planning Authorities to consult Sport England on a wide range of applications

This application falls within the scope of the above guidance as it relates to new strategic sports facilities.

4.41 Sport England assesses this type of application in light of the National Planning Policy Framework (NPPF) and against its own planning objectives, which are Protect - To protect the right opportunities in the right places; Enhance - To enhance opportunities through better use of existing provision; Provide - To provide new opportunities to meet the needs of current and future generations. Further information on the objectives and Sport England’s wider planning guidance can be found on its website: <http://www.sportengland.org/planningforsport>

4.41 The Proposal and Assessment against Sport England’s Objectives and the NPPF The proposal relates to the demolition and redevelopment of the Marina Centre, to provide a new two storey health and fitness centre comprising 6 lane competition pool, teaching pool, leisure pool, 4 court sports hall, fitness suite, exercise and spinning studios, together with associated changing facilities, ancillary facilities, car parking and landscaping.

4.42 Strategic/Local Need for the Facility The Great Yarmouth Sport, Play and Leisure Strategy (2015) identified the need to invest in the Marina Centre to ensure it is 'fit for purpose' and sustainable in the long term. GYBC identified as having an investment of £7.6m to maintain and protect the facilities. The strategy also identified the need to protect or enhance sports hall provision, indoor bowls, health and fitness, studio space and squash facilities at the Marina Centre.

4.43 Sport England, therefore, considers this proposal addresses an identified need for this facility type and has the potential to be of benefit to the development of sport and physical activity for the residents of, and visitors to, Great Yarmouth. We would wish to see this accorded an appropriate weight in the decision that is reached on this application.

Facility Design

4.44 The application relates to the complete redevelopment of this strategic sports facility. The original Marina Centre was constructed in 1981 and is in a condition associated with a building of this age. Refurbishment would be expensive with little or no perceptible improvement to the customer experience. However, the location of the site is ideal to meet the needs of local residents and visitors alike, so the decision was taken in 2018 to build a new facility on the existing site.

4.45 Sport England has worked with the client to develop a facility that will meet the needs of a 21st century demographic, in terms of design and facility mix.

4.46 In planning terms, the use of the site will remain the same (Use Class D2 – Assembly and Leisure) but the design and quality of the facility will be a significant improvement on the existing facility.

4.47 We have consulted with National Governing Bodies for sport (NGBs) to get their views on the proposals:

4.48 Football Foundation – *“We are supportive of Great Yarmouth District Council’s plans to redevelop the Marina Centre.*

The proposed redevelopment will still enable indoor football provision to be delivered within the facilities new sports hall, including recreational small sided football and futsal. A new central venue adult futsal league is in development in the Great Yarmouth area, and this facility could provide a more than ample home to deliver the programme from”

4.49 ECB (Cricket) – *“There could be some demand for indoor cricket practice and match play facilities from cricket clubs located in and around the Great Yarmouth area. Any indoor provision should meet ECB technical specifications for indoor sports halls, including suitable lighting, flooring and cricket nets, and ideally have a viewing area for spectators to view the lanes from the end of the sports hall/cricket practice net lanes”.*

4.50 Badminton England – *“There is a strong need for a replacement sports hall given the lack of badminton provision in this area. There was a very strong club that played at the Drill Hall (up the road from the Marina Centre) with a good junior section but problems with the hall meant they had to relocate. Since they have relocated the club has started to struggle – they are currently playing in Beccles (37 minutes away though I don’t know their reasons for relocating here).”*

4.51 There are a number of social clubs playing out of the Marina Centre but we have no affiliated clubs in Great Yarmouth. There is a general lack of badminton activity in East Norfolk and North Suffolk that both Norfolk and Suffolk are keen to address. Provision of a quality sports hall will enable us to cater for this demand and increase provision for badminton through club and other related activity. We have a priority on junior development and development of a club to cater for primary school based activity will support development of badminton in Norfolk and specifically Great Yarmouth”.

4.52 Swim England –

- a) There could possibly be a pinch point on pool side entry, greater consideration should be made for access and egress onto poolside. The pre swim showers don’t appear to be best placed, and the more obvious route is straight on to poolside via the learner pool.*
- b) Spectator seating is on poolside, if expectations are to hold events then consideration for competitor seating is to be made*
- c) If competition is to be held with electronic timing then a timing room should ideally be provided and consideration of a raised end.*
- d) The pool shows racing blocks at both ends, for short course blocks are only required at one end.*

The need for the facility is justified. Increasing the size of the learner pool, will help reduce the water provision deficit of 229m² in the Great Yarmouth District. The variety of water available will help maintain the multiple options available to users, promoting inclusion for all types of swimmer.

4.53 British Gymnastics – *“We do not have any registered clubs operating from the current site but we would be happy to help facilitate use in the proposed site. Having consulted with Broadland Gymnastics club there is scope for them to increase their member base through accessing additional space, thus a need for a 4 court sports hall with adequate storage provision.*

We have one club in the Great Yarmouth area on our facility project list who are going into a dedicated facility imminently”.

4.54 The above responses give some local views on the potential uses of the new facility, as well as raise some technical issues with regard to design, specifically with regard to swimming.

4.55 Sport England seeks to ensure the new sports facilities are fit for purpose. The Design and Access Statement submitted with the application identifies the new facility has been designed to meet the needs of a changing demographic for sport and physical activity with more flexible space. However, the formal sports facilities have been designed to meet Sport England technical guidance in relation to sports halls, swimming pools,

changing facilities etc. Sport England is satisfied that the design of this facility meets Sport England/NGB technical guidance.

4.55 Sport England is aware that the council is working with the bowls club to find an alternative venue, and we hope that this can reach a satisfactory conclusion

4.56 Any redevelopment of an existing site will result in short term loss of facilities, but the long term benefits of new fit for purpose facilities for the 21st century outweigh the short term impact.

4.57 The primary purpose of this development is to deliver community sport and as such Sport England is satisfied that it will fulfil the benefits to community sport identified above. The application has identified the potential for this facility to be used for community sport, and this is reflected in its design, location and intended hours of operation

Conclusion

4.58 This being the case, Sport England offers its **support** for this application, as it is considered to meet Objectives 2 and 3 as set out above, in that it provides new enhanced facilities for local residents and visitors to Great Yarmouth, and Para 97 of the NPPF which seeks to ensure that any lost facilities are replaced by equivalent or better provision in terms of quantity and quality, and in a suitable location.

4.59 The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

4.60 If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice."

Consultation –

Internal GYBC

4.61 **Conservation** – "The revised Heritage Area appraisal is a thorough document clearly setting out the proposal and impact in a heritage setting and context. Whilst the conservation section has provided previous comments in terms of design in respect of the character of the conservation area, the section considers the removal of the existing Marina Centre as a positive outcome and is broadly supportive of the proposed new development."

4.62 Environmental Health – Acoustic protection of proposed development

The development hereby permitted shall not be brought into first use until an acoustic report with an acoustic design and noise mitigation to protect nearby dwellings, has been approved in writing and implemented to the satisfaction of the Local Planning Authority. Reason for the condition In the interests of the amenities of the locality.

4.63 Building Control – The proposal has been assessed for building regulation compliance purpose at some length and the building appears to be compliant. The design principles have followed guidance within BS9999 with a heavy reliance on management procedures in the event of an emergency (Ref. The Fire Strategy)

4.64 Emergency Planning Officer - I have no comments regarding the above application. The Flood Risk Assessment is comprehensive, recommends appropriate risk mitigation measures and worst case has an upper floor which can provide refuge in exceptional circumstances.

5.0 Strategic analysis

The strategic analysis of the site is dependent on a number of factors:

- e) The strategic need for the facility;
- f) The local planning policy context;
- g) The National Planning Context;
- h) The design of the building and the impact on neighboring listed buildings in the vicinity and the impact on the Seafront Conservation Area; and
- i) The View of key stakeholders and consultees.

Strategic need for the facility

5.1 The Great Yarmouth Sport, Play and Leisure Strategy (2015) identified the need to invest in the Marina Centre to ensure it is 'fit for purpose' and sustainable in the long term. GYBC identified as having an investment of £7.6m to maintain and protect the facilities. The strategy also identified the need to protect or enhance sports hall provision, indoor bowls, health and fitness, studio space and squash facilities at the Marina Centre.

5.2 Sport England, therefore, considers this proposal addresses an identified need for this facility type and has the potential to be of benefit to the development of sport and physical activity for the residents of, and visitors to, Great Yarmouth. Significant weight should therefore be given to the strategic need for the facility.

5.3 Badminton England also comment that – "There is a strong need for a replacement sports hall given the lack of badminton provision in this area. There was a very strong club that played at the Drill Hall (up the road from the Marina Centre) with a good junior section but problems with the hall meant they had to relocate. Since they have relocated the club has started to struggle – they are currently playing in Beccles (37 minutes away though I don't know their reasons for relocating here)."

5.4 Swim England state : 'The need for the facility is justified. Increasing the size of the learner pool, will help reduce the water provision deficit of 229m² in the Great Yarmouth District. The variety of water available will help maintain the multiple options available to users, promoting inclusion for all types of swimmer.'

5.5 Clearly a need for the facility is demonstrated. In addition, a number of other sports have supported the need for the facility (see representations section of this report.)

The local planning policy context

5.6 The existing marina leisure centre was completed in 1981; with various upgrades and maintenance carried out over subsequent years. Consequently, the facility is considered to be somewhat dated by the applicant in terms of both the quality of facilities on offer and in meeting the up-to-date leisure needs of the community that it serves. In considering the options to update leisure centre provision, the applicant has ruled out refurbishment, partial demolition and relocation in favour of complete redevelopment of the existing facility.

5. In applying s.38(6) 2004, members will need to decide whether there is overall conflict with the Development Plan even if there were deemed to be conflicts with parts of individual policies, recognising that Development Plans will often pull in different directions. There are also no policies in the local plan which can be said to directly relate to the potential redevelopment of the Marina Centre.

5.8 The Core Strategy, which was adopted by the Council in December 2015, is the main document of the Great Yarmouth Borough Council Local Plan. It establishes the spatial vision and objectives of how the Borough (outside of the Broads Executive Area) will develop and grow in the future. It also sets out the series of strategic policies and site allocations, called 'Core Policies' and 'Key Sites' which provide the strategic context for future Local Plan Documents, Supplementary Planning documents and Neighbourhood (Development) Plans.

5.9 The main emerging Local Plan document is the Part 2 Local Plan: Development Management Policies, Site Allocations and Revised Housing Target. Consultation on the First Draft (Regulation 18) version of the document was subject to public consultation, ending on 30th September in 2018. Subsequent work on the document is continuing.

5.10 Part 2 of the Local Plan will eventually replace the remaining saved policies from the Great Yarmouth Borough Wide Local Plan (2001) to provide the aims and objectives that affect the use of land and buildings.

5.11 The Core Strategy forms part of the Development Plan for the area, the starting point for decisions on planning applications. Core Strategy policies of most relevance to this application are discussed below; those not specifically mentioned may still be of some materiality but are concluded to not be of particular importance.

Local Plan Part 1 – Core Strategy policies of relevance to the proposal

The following summarises the key relevant Core Strategy Policies.

CS8 – Promoting tourism, leisure and culture

The Council aims to support and encourage a year round tourism offering, supporting proposals which meet changes in consumer demands.

CS6 – Supporting the Local Economy

The Council will work to ensure that the conditions are right for new and existing business to thrive and grow, and to make the local economy less seasonally dependent

CS9 – Encouraging well-designed, distinctive places

The Council will ensure that new developments are of a high quality and both draw inspiration from and respect the location

CS10 – Safeguarding local heritage assets

The Council will promote the conservation, enhancement and enjoyment of the historic environment.

CS11 – Enhancing the natural environment

The Council will support the improvement of the borough's natural environment and work to avoid any harmful impacts of development on biodiversity, geodiversity, landscape assets, priority habitats and species

CS13 – Protecting areas at risk of flooding or coastal change

The Council will ensure a sustainable and practicable approach to flood risk and coastal change and ensure development does not increase the risk of flooding elsewhere.

CS15 – Providing and protecting community assets and green infrastructure

The Council will resist the loss of important community facilities and/or green assets unless appropriate alternatives are provided; support will be given to the development of community facilities, including mixed community uses in the same building. Furthermore the Council will promote healthy lifestyles by ensuring the continued access to sports facilities and will safeguard the natural beauty, openness and recreational value of the borough's beaches and coastal hinterland.

CS16 – Improving accessibility and public transport

The Council will work together with partners to make the best use of and improve existing transport infrastructure, with a focus on better management and the provision of sustainable transport options.

CS14 – Securing appropriate contributions from new development

The Council will ensure that all new development militates against any extra pressure placed on existing infrastructure.

CS1 – Focusing on a Sustainable Future

When considering development proposals, the Council will take a positive approach, working positively with applicants and other partners to jointly find solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible.

Remaining 'Saved' Policies from the former 2001 Great Yarmouth Borough-Wide Local Plan of relevance to the proposal

Policy TR4: states that proposals to change the use of tourist facilities, attractions or accommodations to non-tourist-related uses in Primary Holiday Accommodation and Primary Holiday Attraction areas will not be permitted

TR21 – Great Yarmouth Seafront

The whole site is situated within the Great Yarmouth Seafront Area which aims to enhance and protect the Golden Mile as the main focus of the borough's traditional tourist industry.

TCM20 – Urban public parking improvement

The whole site is also situated within the Urban public parking improvement area where the council will work towards improving the public parking provision through the identification of new parking sites, potential park and ride and temporary parking areas

SHP14 – Retail and food and drink uses in prime commercial holiday areas

Subject to size, within the prime commercial holiday areas the conversion or redevelopment of properties to provide class A1 or A3 uses will be permitted.

TR5 – Character of holiday areas

The Council will ensure that existing holiday areas are not spoilt by over development. Proposals for uses that are likely to generate significant levels of noise or disturbance or operate at unsocial hours will only be permitted in the prime commercial holiday areas.

TR7 – New visitor facilities in Prime Commercial Holiday Areas

Proposals for new visitor attractions may be permitted in the prime commercial holiday areas of Great Yarmouth and will be assessed with particular regard to scale, design ,and relationship to other uses, landscape, traffic and residential amenity.

REC11 – Protection of community and street scene

The Council will refuse proposals which would erode the provision of land which contributes positively to the community or street scene, particularly in areas identified on the proposals map.

INF16 – New development within coastal areas

When considering applications for areas which may be susceptible to marine erosion and associated land instability the council will require evidence that the proposal would not be adversely affected by marine erosion or land stability and that the proposal would be capable of withstanding any anticipated erosion/instability.

Draft Local Part 2 - Seafront Policy This policy option has no real status at present, but provides an indication of the Council's developing thinking about the future of the area.

Great Yarmouth's 'Golden Mile' and seafront area, as defined on the Policies Map, will be sustained in its role as the heart of one of the country's most popular holiday resorts.

Investment will be encouraged to maintain and improve this area, with a focus on:

- a) Maintaining vibrant and visually active ground floor frontages in tourism and related uses
- b) Promoting high quality design
- c) Conserving the seafront's heritage assets
- d) Encouraging the active use of upper floors
- e) Encouraging investment in major new facilities
- f) Maintaining and improving the public realm and the area's open spaces
- g) Resisting uses and designs which would detract from the above
- h) Managing access and traffic

5.12 The site is located along the 'Golden Mile' of Great Yarmouth Seafront (Policy TR21) with surrounding tourist and leisure uses. The site location is outside of the saved 2001 Borough-wide Local Plan Development Limits, but the site is designated as a Primary Holiday Attraction (Policies TR4 and CS8) and is within the Seafront Conservation Area.

5.13 While the proposed leisure (D2 use) and retail (A1) uses are 'main town centre uses', the proposal results in a net reduction of these uses through a replacement facility. In these circumstances, the requirement (as set out in Policy CS7) for a full sequential test outlined in paragraph 96 of the NPPF is considered unnecessary.

5.14 The applicant has looked at alternative sites in the town centre in the Planning Statement however; this facility is a replacement of an existing facility. The Marina cannot be said to be located within the defined town centre (Policy CS7 and Policies Map) and its nearest point is 365m from the town centre boundary, such that it would be likely classed as edge of centre development.

5.14 Policy TR21 is a policy which seeks to conserve the Great Yarmouth Seafront Area and refers to the Golden Mile as the seafront between Euston Road and the Pleasure Beach. It is only the Policy text which is saved and not the explanatory text).

5.15 Policy CS8 concerns the promotion of tourism, leisure and culture. To ensure the tourism sector remains strong, the Council will safeguard key leisure facilities such as the Marina Centre. However, it is not considered that the proposal is in conflict with this policy because it seeks to redevelop the centre for a similar use and the paragraph 4.8.5 of the

explanatory text refers to redevelopment of such facilities. In addition, by implementing this substantial investment, the proposal can be said to safeguard a leisure facility through provision of a modern replacement.

5.16 It cannot be argued that the temporary loss of the facility for 18 months is in conflict with Policy CS15 of the Core Strategy because it is clear that the intention of the policy is referring to permanent loss of facilities.

5.17 Policy CS15 of the Core Strategy concerns the provision and protection of community assets and green infrastructure. It provides a number of freestanding objectives to ensure effective planning and delivery of community infrastructure.

5.18 On the assumption that roller-skating and swimming pools for example are considered to be important community facilities, it can be argued that there would be appropriate alternative provision of equivalent or better quality facilities, as a result of the redevelopment and that there is no conflict with that limb of the policy. It can also be argued that conformity with limbs (c) (positive approach to the development of new facilities) and (e) (promotion of healthy lifestyles) mean that there is no overall conflict with the policy.

5.19 The reduced building footprint offers the potential to improve access to the facility with more cycle stands (for up to 110 cycles) and increased vehicle parking (a net gain of 91 parking spaces). This will greatly improve accessibility in accordance with Policy CS16. The proposed surface car park area is quite large. Tree planting on the northern section will help to break up this area, but the southern section would greatly benefit from further planting to reduce its visual impact along the beach front.

5.20 The aims of the Great Yarmouth Borough Council 'Sport, Play and Leisure Strategy' (2015), a key evidence document setting out the Borough's sport and leisure requirements, are broadly met by this proposal, particularly in terms of improved quality and accessibility of facilities.

5.21 The site is brownfield with the proposal providing a replacement leisure facility, albeit that the scale of the new building is notably smaller. As part of this transition there will be a resulting loss of some uses and users of the existing facility, such as indoor bowls. The new facility offers improved accessibility for visitors with families and disabilities with new toilets and changing rooms. Overall this facility meets the aims of Policy CS8 in promoting tourism, leisure and culture:

- a) – enhancing an attraction to meet consumer demands
- b) – safeguarding the Marina Centre facility (in its new form)
- c) - ensuring the adequacy of facilities and enhancement of public realm to support the coastal holiday centre
- d) supporting high quality facilities, access and connectivity

5.22 In strategic planning terms, the proposal is considered to be broadly policy compliant. While the replacement facility does not match the existing building in size and will lead to the loss of some activities such as indoor bowls, it does generally seek to improve the quality, variety and accessibility to meet the latest sport and leisure needs. This proposal is therefore supported.

The National Planning Context (National Planning Policy Framework)

5.23 At the heart of the document is a presumption in favour of sustainable development as outlined in paragraph 10. Paragraph 11 advises that plans and decisions should apply a presumption in favour of sustainable development. Plans should positively seek opportunities to meet the development needs of their area and be sufficiently flexible to adapt to rapid change.

5.24 As already mentioned, there is no local planning policy which considers the potential redevelopment of the Marina Centre. The site is essentially a brownfield site and the redevelopment for a similar use. The developer is committed to using energy efficient measures as part of the development, which include the potential use of air/ground source pumps but the details have not been finalised. So if approved it is suggested that this is conditioned as part of the consent.

5.25 Section 12 sets out requirements for good design. Paragraph 124 states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Design will be dealt with in the next heading.

5.26 Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development

5.27 Paragraph 148 expects the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

5.28 The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test along with the site-specific flood risk assessment addresses the development. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding. As the proposal is for the redevelopment of an existing site by replacing the existing building the Sequential Test will not be required.

5.29 The Exception Test, as set out in paragraph 160 of the Framework, is a method to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available. There are two requirements to meet for the Exception Tests.

5.30 The flood risk assessment provided with the planning application, takes account of climate change implications and more modern data sets which were not available at the time the original Marina site was developed. The development taking into account the proposed finished floor levels will make the proposal far more resilient in a flood event than the existing building. If the application is approved – it is recommended that the recommendations in the flood risk assessment to manage flood risk in the event of a flood event which including finished floor levels; flood resilience measures and a flood management plan are conditioned as part of the grant of planning permission highlighted in the Environment Agency consultation response. On this basis the exception test is considered to be met.

5.31 Paragraph 91 a recognises the need for healthy communities to : ‘ enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.’

5.32 Paragraph 92 supports the principle of a development such as this proposal. It states: ‘To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:....

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;...’

5.33 The applicant has complied with this a through Heritage Area Appraisal which was updated in the light of Historic England’s comments and now acknowledged by the Council Conservation Officer to be a thorough and comprehensive report after the initial reservations.

The design of the building and the impact on neighbouring listed buildings in the vicinity and the impact on the Seafront Conservation Area

5.34 The existing facility is a large visual detractor in the Seafront Conservation Area, blocking a significant stretch of sea view from Marine Parade. In design terms, the new facility has the potential to improve the visual appearance of the Marina Centre to a more contemporary look that will better complement its surrounds. With a reduced footprint, the new facility is less obstructive to views of the sea. While the proposed new facility is slightly taller, it is in a more compact form, and it is unlikely to overburden the street scene or disrupt the setting of nearby listed buildings (such as Maritime House and the Hippodrome) or the wider Conservation Area. This proposal is therefore broadly compliant with policies CS9 and CS10 in encouraging well-designed places and safeguarding local

heritage, by improving the character and appearance of this building within the mixed setting of the Seafront Conservation Area.

5.35 Where development is proposed in a Conservation Area, in considering whether to grant planning permission for development which affects a Conservation Area, the local planning authority must have regard to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the Council to have special regard to the desirability of preserving or enhancing the character or appearance of that area.

5.36 In addition where there is also the potential for impact on the setting of a listed building the duty at section 66 of the act also applies - *"In considering whether to grant planning permission..... for development which affects a listed building or its setting, the local planning authority.....shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".* .

5.37 The submitted Heritage Area Appraisal shows that research has been undertaken in order to take account of the character and importance of heritage assets located within the immediate surrounding environment.

5.38 An International Council on Monuments' (ICOMOS) Criteria has been used to assess the impact of the development on the historic area around it emphasising on benefits of the smaller footprint and height levels. Views from south-east, north-east, north-west and south-west to the new building (page 25, page 28 to page 31) have been submitted to compare the current building to the newly suggested one.

5.39 The GYBC Conservation Officer states "The revised Heritage Area appraisal is a thorough document clearly setting out the proposal and impact in a heritage setting and context. Whilst the conservation section has provided previous comments in terms of design in respect of the character of the conservation area, the section considers the removal of the existing Marina Centre as a positive outcome and is broadly supportive of the proposed new development."

5.40 Historic England is supportive of the proposal to redevelop the site but has some concerns that the proposals do not secure a sufficient level of enhancement in terms of the Historic environment and advises that further information should be provided and more consideration given to this. The applicant has provided a revised Heritage Area appraisal in order to address Historic England comments and any further comment from Historic England will be reported to the Committee.

5.41 The Seafront Conservation Area Appraisal 2005 (draft) states in relation to the existing Marina building:

'Opposite on the east side is the Marina Centre, a late 20th century building of little architectural merit, its length and mass do little to aid the isolation of the beach from Marine Parade.'

5.42 The Conservation Area has 28 listed buildings. 'The area is not defined by a particular architectural style, the period of the buildings is predominantly Victorian and Edwardian, although many of these buildings have been masked or decorated with the baubles of the late 20th century.'

'The principal street is Marine Parade, which runs parallel to the beach forming a very strong visual and physical divide along the length of the seafront.'

'Development must therefore be tempered and controlled by good quality design and materials. The approach must be extremely well handled and sensitively done as too much control may rob the seafront of its unique character.'

5.43 The Conservation Area Appraisal outlines opportunities for enhancement.

'A major opportunity for enhancement is the reunification of the beach with the seafront. 'The view to sea is a very positively design elevation of the proposal, helping to reunify the beach and the seafront in a constructive way. There are views through to the beach. The reduction in size of the building is also supported and in some way as a double fronted building supports these aspirations. The change in rooflines help to reduce the bulk of the building and add interest.

5.44 The proposal does need to be recognised as an improvement to the existing Marina Centre which turned its back to the seafront and does little to enhance the Conservation Area as referred to in the earlier quotation from the Conservation Area. It should be noted that the Seafront Conservation No. 16 was designated on the 10th October 2003 after the existing building Marina building was erected.

5.45 In consideration of the Council's duty to have due regard under Section 72 in considering whether to grant planning permission for development which affects a Conservation Area, the local I have concluded in accordance with the Council Conservation Officer views that have the proposal preserves the character of the conservation area and its special character.

5.46 In consideration of the impact upon the Listed Buildings in the vicinity my conclusion again in accordance with the Conservation Officer that the proposal does not adversely impact the Listed Buildings in the vicinity or that there would be no harm to the setting the setting.

The View of key stakeholders and consultees

5.47 The issues raised by the neighbouring businesses/leaseholders are in the main matters that need to be taken up with the Council as land owner via the Council Property Services department as the access arrangements referred to – although important to the business owner – are not covered by their existing lease arrangements. The response from Property Services is that. "the tenant has no rights contained in their lease to park or unload here. The ramp allows access on foot to his business and we had previously advised him that this would be maintained in the new scheme for wheel chair access and any bins etc onto the public

5.48 In terms of the site area shown for kiosk “this is is an allocation site for a kiosk rather than a kiosk that the Council intends to install. The design for any kiosk in this location will be put forward by any prospective tenant and consideration will then be given to any operating requirements. We are aware of the position with the ramp and the location of any kiosk will be mindful of this” In reply to the proposed use the intention is for a A1Use for the example the sale of ice cream.

5.49 The concern over potential surface water flooding is a planning matter. The surface water drainage plan and details submitted with the application show that that there is an existing surface water pipe running through and from the Pirates Cove on to the application site. The application form states that the surface water as with the foul drainage will discharge via the mains drainage system. The drainage report states that surface water drainage will be improved by the implementation of appropriate Suds measures and that the strategy will be developed at the next phase of development.

5.50 Anglian Water at 4.27 above agree that the preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

5.51 At 4.28 Anglian Water further state that the surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable as the planning application states that a connection to the public sewer is required, whereas the FRA states that the site will drain surface water flows via infiltration. As Anglian Water have no public surface water sewers in the area Anglian Water would need to be satisfied that surface water flows are not being discharged to the public foul water network. They therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency.

5.52 The consultation response goes on to state - 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 should seek the advice of the Local Lead Flood Authority (LLFA)

5.53 We request a condition requiring a drainage strategy covering the issue(s) to be agreed. “No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried

out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority. The Reason: To prevent environmental and amenity problems arising from flooding.”

5.54 As stated above The Local Lead Flood Authority (Norfolk County Council) have been consulted on the application and their further response is awaited and will be reported to members. It is clear however that the condition requested by Anglian Water above should be included on any grant of planning approval for the reasons set out in the condition.

5.55 A local resident has also questioned the energy consumption of the building. In the submitted documentation a range of energy efficient solutions for the efficient running of the building are suggested. Including air source heat pumps as a efficient source of heating and cooling of the building along with a combined heat and power system. There is also the consideration of a horizontal wind turbine all in addition to Photovoltaic panels. .

5.56 As these are recommendations only at this stage, such details they do not form part of the current plans. It is therefore suggested that on any grant of planning permission - in as far as they may impact upon the external appearance of the building are controlled by an appropriate condition requiring the submission of the details before the building is brought into use.

5.57 Norfolk County Council as the Highway authority have no objection to the proposal and have requested a number of conditions to be imposed as part of any planning permission. These are in addition to their requirement that the Parking Management Strategy is altered from the proposed pay on foot (with barrier access) to pay and display with no barrier. They also request that the parking bays along the frontage of the development remain and are not removed as proposed. The applicants have responded stating:-

“ At this stage, we have agreed to revert back to a ‘pay and display’ system for the purposes of being able to progress this application but would ask that either a further pre-commencement condition is applied whereby more substantial details are submitted to NCC for approval or in the future a non-material amendment may be sought to seek agreement to a revised barrier scheme. Please can you confirm your preferred route and confirm to NCC our agreement to proceed with ‘pay and display’.

5.58 The preferred route in this instance is that the submission of details be submitted prior to the development being brought into use.

5.59 In response to the proposed removal of the disable parking to be replaced by coach parking. This was strongly objected to. Any coach parking needs to be facilitated within the site or operate as is currently does. The applicants have responded stating that “ we confirm that the reference to coach parking in within the Transport Assessment is an error and no parking bays will be replaced, certainly no disable bays. The coach drop-off parking will operate as per the current arrangements for the Marina Leisure Centre”.

5.59 In terms of the conditions requested by the highway officer, these relate to operations and vehicular movement in the course of construction/ demolition and compliance with the submitted (approved) plans and management strategy. The reason for the imposition for conditions is in the interest of maintaining efficiency and safety both during and after development is completed.

5.60 The applicants have submitted an outline draft construction highways management plan which includes suggested routes that vehicles would take to and from the site. Research has also been undertaken into local traffic movement to ascertain peak periods of traffic movement along the suggested routes with the aim of restricting vehicles associated delivering to the site to certain times of the day and outside of those identified peak periods.

5.61 Alongside this it is suggested that a condition restricting the hours of construction work to 7am to 18.30 Monday to Friday and 8:00 to 13:00 Saturdays with no working on Sundays in accordance with the working hours suggested by the applicant.

5.62 In response to the issues raised by Philip Raiswell of Sport England in his email of 27/09/19 (Sport England Ref; PA/19/E/GY/53359) including the comments therein from the relevant National Governing Bodies (NGB'S) and in particular Swim England the applicants have provided the following response and comments

- *There could be a possible pinch point on the pool side entry, greater consideration should be made for access and egress onto poolside. The pre swim showers don't appear to be best placed, and the more obvious route is straight on to poolside via the learner pool.*

This has already been identified and rectified as part of the design development, and the pool surround conforms to Sports England's setting out dimensions. Please refer to the attached pool layout drawing.

- *Spectator seating is on poolside, if expectations are to hold events then consideration for competitor seating is to be made.*

A 450mm high upstand has been designed along the glazed perimeter of the pool which acts as competitor seating when gala events are held.

- *If competition is to be held with electronic timing then a timing room should ideally be provided and consideration of a raised end.*

The client has confirmed that the only competitive swimming will be school galas and that this will be held infrequently, probably once or twice a year; therefore, it was deemed

unnecessary to include a timing room. However, we have included a raised end, the layout shows the starting blocks on a raised end.

- *The pool shows racing blocks at both ends, for short course blocks are only required at one end.*

The client has confirmed that starting blocks are only at one end of the pool and this has already been incorporated within the design.

Ecology

5.62 The response from Natural England of no comment or it assumes is no objection to the application comes with the caveat that this application has not been assessed for impacts upon protected species. As part of the documentation the applicants have undertaken a preliminary Bat Roost Assessment and Nesting Bird survey for the demolition and replacement of the existing centre along with proposals for mitigation and Biodiversity enhancement.

5.63 The assessment consisted of a desk study was undertaken to obtain and review records of bat activity and roosts within 2 km of the site. The respective search radius was considered suitable for obtaining background information on bat species diversity and the occurrence of [recorded] roosts within the wider environs of the site, although the zone of influence is considered much smaller in context of the proposed demolition works.

5.64 An ecologist has also undertaken an external inspection of the building (no internal access to any enclosed roof voids), searching for roost features, actual roosting bats and signs of past usage. The structural design and condition of the building was also noted within the PRA to assess the structural potential or different sorts of roosts.

5.65 Only a limited number of PRFs were recorded during PRA around the building exteriors, primarily an occasional void behind the fascia sheets and cladding on the external brick elevations. There were no voids, cracks or holes in the brickwork and no obvious points of access for bats into the building. The building has a flat roof with fiberboards which was not accessible for survey

5.66 A detailed search of the exterior of the building surfaces, ledges, fascias, soffits, floor etc. found no bat droppings, feeding remains or any evidence of bat activity, bat access points or roosting bats. The buildings are therefore, assessed on a precautionary basis to be of low potential. The internal inspection did not reveal any evidence of bat activity or roosting bats and the internal features were assessed to have negligible roost potential. Internally the building is mostly open to the roof frame but there are suspended tiles forming a small void which was not accessible due to the height of the building and for safety reasons.

5.67 The site is considered to provide sub-optimal foraging and commuting habitats due to the lack of woodland, hedgerows or other valuable habitats the site is considered to be relatively isolated from the wider landscape.

5.68 A detailed search of the building found no evidence of nesting birds, this is likely due to the lack of suitable nesting ledges, lighting and disturbance, gull predation and other factors. There is a possibility that birds use some of the roof features and ledges for nesting but these were not visible.

5.69 No other evidence of protected or priority species was found and the terrestrial habitats within and bordering the site, tarmac and concrete surfaces) were considered to be of negligible interest to amphibians and reptile species, badgers, water vole, otter etc.

5.70 The report concludes and recommends :-

- In the unlikely event bats are found during the scheduled demolition works, all works must stop immediately and advice sought from a licensed ecologist. In such instance, further survey work and a European Protected Species Licence (EPSL) may be required;
- Demolition works should commence with PRFs such as fascias / soffits / weatherboards, air vents and the timber panels and sheeting which should be carefully removed by hand in a 'soft-strip' fashion.
- It is proposed that demolition works will commence some time in November 2019 and which avoids the bird nesting season. In terms of bat activity and disturbance, works should be undertaken during daylight hours (i.e. 07:00 to 19:00) and artificial lighting should be avoided wherever possible. Where this is not possible, light spillage onto any linear features should be avoided by the use of directional lighting (i.e. the use of hoods and / or cowl).
- In order to avoid disturbance to nesting birds demolition and construction works to avoid the bird nesting season 1st March to 15th September inclusive;
- **Mitigation:** Landscape planting is proposed (See Landscaping Plan in Appendix 1) and which provide a nectar source to improve resources for a range of invertebrate and bird species.
- **Enhancement:** Erection of bird and bat boxes, species rich amenity grassland seeding, landscape planting.
- Further Surveys - If works commence during the bird nesting season (1st March to 15th September) a preworks site checks should be undertaken to confirm no nesting birds are present on or immediately adjacent to the working areas.

5.65 Based on the outcome of the survey and enhancement proposed Natural Environment and Rural Communities Act 2006 (NERC) and subject to appropriate conditions to implement the recommendations it is considered that in exercising its functions has due regard Act 2006 states that 'every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity', otherwise known as the Biodiversity Duty.

5.66 The RSPB have no objection to the proposal given the location but state that they expect the Council to deliver net gains for biodiversity and ensure that impacts on the Great Yarmouth North Denes Special Protection Area and Site of Special Interest has been fully considered in this application.

5.66 The mitigation enhancement referred to above along with the landscaping proposed in the scheme is considered to comply with those expectations. Great Yarmouth North Denes Special Protection Area and Site of Special Interest. In this regard the Council must have regard to the Conservation of Habitats and Species Regulations 2017. In this regard the Council as the competent authority is satisfied that the proposal will not have an adverse impact upon these areas of acknowledged importance as a replacement facility.

5.67 In response to the comments received by Historic England and the applicants revisited the Heritage Area Appraisal adding additional views of the proposed centre in the context of the wider conservation area including key views, additional aerial images in context and additional bay elevations detailing the treatment of various materials proposed with greater clarity together with an expanded design rationale to illustrate the images therein.

6.0 Local finance considerations: -

6.1 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.

7.0 Conclusions and planning balance

7.1 The decision as to whether the proposal conflicts with policies of the Development Plan will be a matter of planning judgment for officers and committee members. Policy CS15 of the Core Strategy concerns the provision and protection of community assets and green infrastructure. It provides a number of freestanding objectives to ensure effective planning and meet the delivery of community infrastructure. In the provision of the new facilities the Council is adopting a positive approach to the provision of new facilities which in my judgement as the Case Officer can be considered in conformity with limbs c) (positive approach to the development of new facilities) and e) promotion of healthy lifestyles and that there is no overall conflict with the policy.

7.2 Separately Policy CS8 concerns the promotion of tourism, leisure and culture. This is a Development Plan policy which specifically refers to the Marina Centre and, on the plain wording of the policy, to ensure the tourism sector remains strong, it would seem fair to suggest that there is a conflict with this part of the policy in that this proposal involves the demolition of the existing Marina Centre. It is of note however, that paragraph 4.8.5 of the explanatory text refers to redevelopment of such facilities and because it would provide and safeguard a leisure facility in the longer term through the provision of a modern replacement future my view as Case Officer is that I consider that the underlying objective of the policy would be met by redevelopment.

7.3 My view would be also be that the loss of the facility for a temporary period during the construction period would not amount to a loss of the facility in the context of the policy.

7.4 In applying s.38(6) PCPA 2004, officers and the committee will also need to decide whether there is overall conflict with the Development Plan even if there were deemed to be conflicts with parts of individual policies, recognising that Development Plans will often pull in different directions.

7.5 The weight therefore that Committee gives to the policies as material considerations in the decision making process will be for Members to decide.

7.6 The report considers the impact of the development on the significance of the the designated Conservation Area along with the consultee responses to the proposal. The Conservation Officer is supportive of the proposal and the demolition the existing unattractive building which is also considered by Historic England to contribute little to the Conservation Area and no objection as been made to its proposed demolition. It has to be acknowledged however that the building was erected prior to the designation of the seafront Conservation Area and is therefore an integral part of the conservation area.

7.7 In comparison with the Pre application consultation undertaken by Council and its agents there has been few real objections to the principle of a new sport and leisure facility. It would appear that the pre application engagement with interest groups particularly in terms of the facilities and accessibility has been successful and welcomed and this is borne out in the response from Sport England which is supportive of the proposal and welcomed by the various interest groups they represent and who they co-ordinated the consultation response to the application from.

7.8 In conclusion the new facility and building is considered a welcomed addition to the seafront and one should be of considered community benefit.

8.0 Recommendation – Approve - The application is considered to be compliant with Core Strategy Policy CS8 and CS15 for the reason stated above; in addition, the demolition of the existing building and the erection of the new building is considered to enhance and preserve the character of the Conservation Area nor harm the setting of the nearby Listed Buildings. It is recommended that planning permission is subject to conditions to provide a satisfactory development many of which are referred to above.

8.1 If Committee are minded to approve the application, it will be subject to referral to the Secretary of State in accordance with The Town and Country Planning (Consultation) (England) Direction 2009 because of the scale of the development (over 5,000sqm) and its location. before the a decision can be issued on the application. .

Policy CS8 – Promoting tourism, leisure and culture

As one of the top coastal tourist destinations in the UK, the successfulness of tourism in the Borough of Great Yarmouth benefits not only the local economy but also the wider sub-regional economy as well. To ensure the tourism sector remains strong, the Council and its partners will:

- a) Encourage and support the upgrading, expansion and enhancement of existing visitor accommodation and attractions to meet changes in consumer demands and encourage year-round tourism
- b) Safeguard the existing stock of visitor holiday accommodation, especially those within designated holiday accommodation areas, unless it can be demonstrated that the current use is not viable or that the loss of some bed spaces will improve the standard of the existing accommodation
- c) Safeguard key tourist, leisure and cultural attractions and facilities, such as the Britannia and Wellington Piers, Pleasure Beach, Hippodrome, the Sea Life Centre, the Marina Centre, Great Yarmouth Racecourse, St Georges Theatre and Gorleston Pavilion Theatre
- d) Maximise the potential of existing coastal holiday centres by ensuring that there are adequate facilities for residents and visitors, and enhancing the public realm, where appropriate
- e) Support the development of new, high quality tourist, leisure and cultural facilities, attractions and accommodation that are designed to a high standard, easily accessed and have good connectivity with existing attractions
- f) Encourage a variety of early evening and night time economy uses in appropriate locations that contribute to the vitality of the borough and that support the creation of a safe, balanced and socially inclusive evening/night time economy
- g) Support proposals for the temporary use of vacant commercial buildings for creative industries, the arts and the cultural sector, where appropriate
- h) Seek to support the role of the arts, creative industries and sustainable tourism sectors in creating a modern and exciting environment that will attract more visitors to the borough
- i) Support proposals for new tourist attractions and educational visitor centres that are related to the borough's heritage, countryside and coastal assets, and emerging renewable energy sector
- j) Ensure that all proposals are sensitive to the character of the surrounding area and are designed to maximise the benefits for the communities affected in terms of job opportunities and support for local services
- k) Encourage proposals for habitat-based tourism, especially where these involve habitat creation and the enhancement of the existing environment, in particular the areas linked to the Broads

- l) Protect rural locations from visitor pressure by ensuring that proposals for new tourist, leisure and cultural facilities are of a suitable scale when considering relevant infrastructure requirements and the settlement's position in the settlement hierarchy, in accordance with Policy CS2
- m) Protect environmentally sensitive locations, such as Winterton-Horsey Dunes Special Area of Conservation (SAC), from additional recreational pressure by seeking to provide facilities to mitigate the impact of tourism. In addition, the Council and its partners will seek to develop a series of 'early warning' monitoring measures which will be set out in the Natura 2000 Sites Monitoring and Mitigation Strategy along with the identified mitigation measures
- n) Support proposals involving the conversion of redundant rural buildings to self-catering holiday accommodation and/or location appropriate leisure activities, particularly where these would also benefit local communities and the rural economy
- o) Support the development of navigational links to the Broads and beyond where possible
- p) Work with partners to improve accessibility and public transport links to make it as easy as possible for visitors to travel to and around the borough

Understanding the value of tourism

4.8.1 Tourism is an integral part of the sub-regional and local economy. In 2011, the Borough of Great Yarmouth attracted over 1 million⁷ staying visitors and almost 4 million day visitors per year, with an estimated total visitor spend of £398 million and a total supplier and income based spend of almost £134 million, meaning that the total worth of the visitor economy in 2011 was over £531 million. In addition, approximately 30% of all employment in 2011 was tourism related.

4.8.2 To ensure that the sub-regional and local visitor economy remains buoyant, it is important that the quality and range of the facilities and accommodation within the borough continue to meet the requirements and expectations of existing visitors and attract new visitors.



Safeguarding current visitor facilities and attractions

4.8.3 The borough offers a wide range of visitor facilities and attractions, with each of the borough's holiday centres providing a different offer in terms of their own identity and character. This variety widens the borough's appeal to a larger variety of holiday markets, ranging from day visitors, short breaks, business tourism and traditional summer holiday makers.

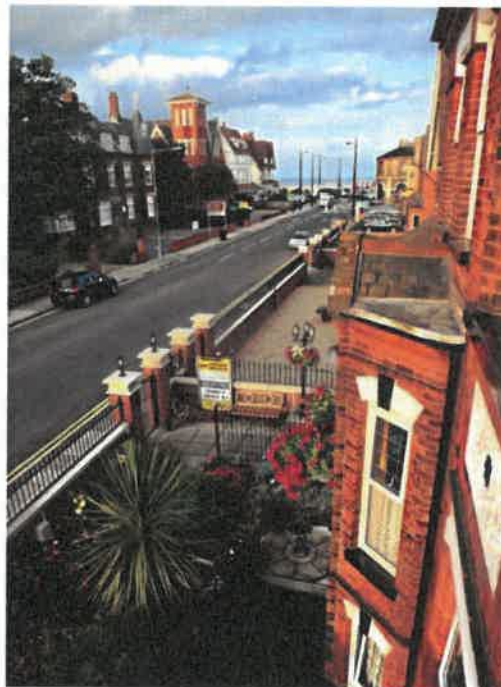
⁷ Tourism South East Economic Impact of Tourism Great Yarmouth - 2011 Results

4.8.4 As the largest town in the borough, Great Yarmouth is a lively, family-friendly coastal resort that offers visitors a wide choice of shops, restaurants and bars. The greatest concentration of attractions within the borough lie along the Golden Mile with key attractions such as the Piers, the Sea Life Centre, the Marina Centre and the Pleasure Beach to name but a few. For visitors wanting a slightly more tranquil experience, Gorleston has a sandy beach, cliff gardens, a promenade and a newly refurbished bandstand. Away from the coast, visitors can enjoy the open Norfolk countryside and the Broads.

4.8.5 Preserving the facilities and attractions that make each area unique is central to ensuring the area's success as a year round tourist destination. As such, the redevelopment of key tourist, leisure and cultural facilities will only be permitted where there is an overriding regeneration or community benefit from such a development, in which case consideration must be given to the replacement of the facilities elsewhere. The need for further, more detailed policies on visitor attractions will be explored in the Development Policies and Site Allocations Local Plan Document.

Maintaining an appropriate amount of visitor accommodation

4.8.6 In order to fully support the tourism sector, there is a need to provide quality accommodation for a variety of visitor needs, ranging from the lower budget to more 'high end' corporate requirements. The supply of visitor accommodation in the borough is already quite diverse with a multitude of local hotels, bed and breakfasts, campsites and holiday parks.



4.8.7 The borough currently has approximately 70,000 bed spaces and is one of the largest accommodation providers in Norfolk. Maintaining a large stock of accommodation is an important element to supporting the borough's sub-regional tourism roles. The Council recognises that overnight visitors contribute considerably more to the local economy than day visitors and the Council will seek to protect and enhance the quality of the resort's existing accommodation stock, as well as supporting measures to enhance the levels of accommodation where appropriate.

4.8.8 Hotels and guesthouses provide accommodation to visitors who come to the area for a variety of reasons, including holidays, weekend trips, business, visiting friends and family or attending family events or other functions. Over recent years there has been a steady decline in the number of hotels and guesthouses in the borough, many of which were either converted or redeveloped for residential use or into Houses of Multiple Occupation.

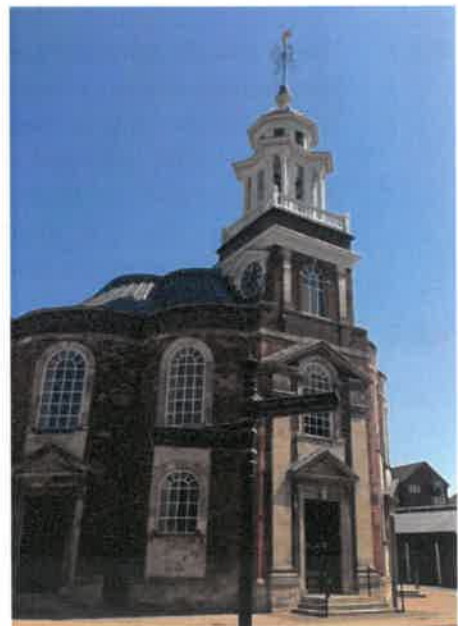
4.8.9 Since 2001, the Council has sought to protect significant areas of holiday accommodation through the designation of Primary and Secondary Holiday Accommodation Areas. In recent years these areas, in particular Secondary Holiday Accommodation Areas (SHAAs), have experienced some change, becoming vulnerable to market forces. The most notable losses are conversions to residential uses and Houses of Multiple Occupancy (HMO). The Bone Wells 2007 study on Appropriate Land Uses in Secondary Holiday Accommodation

Areas notes that while some SHAA streets still have an important function in complementing the range of seaside accommodation, others could potentially better lend themselves to new uses, such as professional offices and quality apartments, where such changes do not lead to an unreasonable loss of existing hotel and guesthouse accommodation.

- 4.8.10 The ongoing regeneration and maintenance of these holiday accommodation areas is helping to improve the accommodation offer and visitor perceptions. The most notable investment scheme was the Secondary Holiday Area Regeneration Project (SHARP). The SHARP 2 project worked with residents and the Greater Yarmouth Tourist Authority to improve the street scene, capitalise on the area's architectural heritage and transform empty properties into good quality homes for rent or sale.
- 4.8.11 Holiday Parks also play a very important role in maintaining the borough's tourism economy. While it is recognised that this sector remains relatively successful, there is a need to continually encourage the upgrading of holiday parks in the borough to meet ever more demanding market requirements. This will include the upgrading and development of leisure, sports and entertainment facilities, clubhouses, bars and restaurants, as well as park layout, landscaping and infrastructure.
- 4.8.12 Continuing to support the existing visitor accommodation, whilst upgrading the offer as well, is critical to the future success and development of this sector. The chosen approach seeks to enhance and protect existing facilities unless it can be demonstrated that some small loss of accommodation is the only way to provide an overall improved standard. Where it is no longer viable to continue the existing use, alternative leisure/visitor uses will be explored before loss to a non-tourism use is accepted. Further detailed policies on visitor accommodation, including assessment criteria, will be included in the Development Policies and Site Allocations Local Plan Document.

Encouraging new visitor attractions, facilities and accommodation

- 4.8.13 There are several opportunity sites for new attractions and facilities in the borough along and adjacent to the Golden Mile. New developments would help compliment and support the existing offer, encouraging more visitors and increasing visitor spend.
- 4.8.14 One new attraction that will be completed in the near future is the large casino at South Beach Parade. Whilst the gaming floorspace of a large casino would be restricted to maximum requirements, it is expected that the casino complex will provide other facilities, such as restaurants, bars, hotel accommodation, a cinema, ten pin bowling and other supporting attractions and facilities. As a high quality visitor experience, the new casino will contribute to the area's vibrancy and further diversify the existing tourism offer.



Policy CS15 – Providing and protecting community assets and green infrastructure

Everyone should have access to services and opportunities that allow them to fulfil their potential and enjoy healthier, happier lives. The effective planning and delivery of community and green infrastructure is central to achieving this aim. As such, the Council will:

- a) Resist the loss of important community facilities and/or green assets unless appropriate alternative provision of equivalent or better quality facilities is made in a location accessible to current and potential users or a detailed assessment clearly demonstrates there is no longer a need for the provision of the facility in the area
- b) Ensure that all new development is supported by, and has good access to, a range of community facilities. In some circumstances developers will be required to provide and/or make a contribution towards the provision of community facilities. The process for securing planning obligations is set out in Policy CS14
- c) Take a positive approach to the development of new and enhanced community facilities, including the promotion of mixed community uses in the same building, especially where this improves choice and reduces the need to travel
- d) Work with our partners to deliver essential strategic community facilities, including supporting projects, such as the continuing development of the James Paget University Hospital, to meet current and future needs
- e) Promote healthy lifestyles by addressing any existing and future deficiencies in the provision and quality of sports facilities, including access to these facilities, playing pitches, play spaces and open spaces throughout the borough
- f) Ensure that all new developments contribute to the provision of recreational green space and incorporate improvements to the quality of, and access to, existing green infrastructure in accordance with local circumstances
- g) Safeguard the natural beauty, openness and recreational value of the borough's beaches and coastal hinterland

Protecting and providing community facilities

- 4.15.1 Community and green infrastructure are essential components in maintaining sustainable communities. They provide a focus for local people, helping to promote better personal contact between groups and individuals and generating community spirit and a sense of place. Together, they are essential to the quality of life of people living and working in the Borough of Great Yarmouth and can help to reduce levels of deprivation and social exclusion, and improve health and wellbeing. It is essential that the growth in population in the borough is supported by adequate social and community infrastructure.
- 4.15.2 The term 'community facilities' is wide-ranging and includes things such as schools, colleges and other educational facilities, libraries and community centres, doctors and dental surgeries, and sport and recreational facilities.



Environment
Agency

Dean Minns
Great Yarmouth Borough Council
Planning Department
Town Hall
Great Yarmouth
Norfolk
NR30 2QF

Our ref: AE/2019/124445/02-L01
Your ref: 06/19/0471/F

Date: 06 November 2019

Dear Mr Minns

THE REDEVELOPMENT OF THE MARINA LEISURE CENTRE INVOLVING: DEMOLITION OF THE EXISTING LEISURE CENTRE BUILDING: ERECTION OF A NEW TWO STOREY HEALTH & FITNESS CENTRE COMPRISING; 6 LANE COMPETITION POOL, ATTENDANT TEACHING POOL AND LEISURE WATER WITH ASSOCIATED WATER FLUMES AND CHANGING FACILITIES, 4NO. COURT SPORTS HALL, AND ATTENDANT CHANGING, FITNESS SUITE, EXERCISE AND SPINNING STUDIOS TOGETHER WITH ATTENDANT CHANGING FACILITIES, CLIP AND CLIMB, SOFT PLAY, CAFE & PARTY ROOM, OFFICE AND TOURIST INFORMATION FACILITY TOGETHER WITH ANCILLARY ACCOMMODATION HARD AND SOFT LANDSCAPING INCLUDING CYCLE AND CAR PARKING FOR STAFF AND VISITORS, SERVICE YARD WASTE AND RECYCLING FACILITIES

MARINA CENTRE, MARINE PARADE, GREAT YARMOUTH, NORFOLK, NR30 2ER

Further to correspondence received from the Furniss Partnership who are working on this project in an email referenced RE: Great Yarmouth WLC AE/2019/124445/01-L01 and dated 5 November 2019, we are updating our previous response referenced AE/2019/124445/01-L01 and dated 16 September 2019. The email states "the recommended proposed floor level according to the FRA is 4.97 AOD. We are proposing to lift 300mm from existing to 4.15 AOD. A floor level of 4.97 AOD was providing issues for access (for disability etc) and lifting the building 300mm was deemed a compromise". We are therefore updating our previous response to show updated flood levels as the email confirms that the proposed Finished Floor Level (FFL) in the FRA is incorrect (4.97 AOD) and the correct proposed FFL is 4.15AOD. The updated proposals now flood in the design event (0.5% + CC) and doesn't have safe access. However as it is less vulnerable development and has proposed a Flood Evacuation plan we still have no objections to this planning application. Our updated response can be found within the Flood Risk section below.

Flood Risk

Our maps show the site lies within tidal Flood Zone 3a defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a high probability of flooding. The proposal is for the redevelopment of the marina leisure centre building including a new health and fitness centre, a soft play, a café, a party room, office and tourist information facility, which is classified as a 'less vulnerable' development, as defined in Table 2: Flood Risk Vulnerability Classification of the Planning Practice Guidance. Therefore, to comply with national policy the application is required to pass the Sequential Test and be supported by a site specific Flood Risk Assessment (FRA).

Please note that the planning application description includes "ancillary accommodation" as part of the planning application. The planning statement referenced P-19-562 GY Marina Planning statement and dated July 2019 makes no mention of "ancillary accommodation" within section 4.1, which lists the proposals of the planning application. Our response below does not take account of ancillary accommodation (a dwelling), if an ancillary dwelling does form part of the planning application please re-consult the Environment Agency as our comments below do not take account of an ancillary dwelling.

Flood Risk Assessment

To assist you in making an informed decision about the flood risk affecting this site, the key points to note from the submitted FRA, referenced 1271 – Version 1.0 and dated 21/02/2019 (including updated FFLs as identified in the subsequent email), are:

Actual Risk

- The site lies within the flood extent for a 0.5% (1 in 200) annual probability event, including an allowance for climate change.
- The site does not benefit from the presence of defences.
- Finished ground floor levels have been proposed at 4.15m AOD. This is below the 0.5% (1 in 200) annual probability flood level including climate change of 4.67m AOD and therefore at risk of flooding by 0.52m depth in this event.
- Flood resilience/resistance measures have been proposed.
- Finished first floor levels have been proposed at an unknown height. The proposed first floor level is likely to be 2.5 metres above the proposed ground finished floor level at a minimum (4.15m AOD plus 2.5 metres, equals a finished first floor level of 6.65m AOD. The likely proposed finished first floor level is likely to be at or above 6.65m AOD and therefore there is likely to be refuge above the 0.1% (1 in 1000) annual probability flood level including climate change of 5.20m AOD.
- The site level is 3.50m AOD and therefore flood depths on site are 1.17m in the 0.5% (1 in 200) annual probability flood event including climate change.
- Therefore assuming a velocity of 0.5m/s the flood hazard is danger for most including the general public in the 0.5% (1 in 200) annual probability flood event including climate change.

- Therefore this proposal does not have a safe means of access in the event of flooding from all new buildings to an area wholly outside the floodplain (up to a 0.5% (1 in 200) annual probability including climate change flood event). We have no objections to the proposed development on flood risk access safety grounds because an Emergency Flood Plan has been submitted by the applicant but you should determine its adequacy to ensure the safety of the occupants.
- Compensatory storage is not required.
- A Flood Evacuation Plan has been proposed and is necessary to ensure the safety of the development in the absence of safe access with internal flooding in the 0.1% (1 in 1000) annual probability flood level including climate change event.

Guidance for Local Council

Safety of Building – Flood Resilient Construction

The FRA proposes to include flood resistant/resilient measures in the design of the building to protect/mitigate the proposed development from flooding.

You should determine whether the proposed measures will ensure the safety and sustainability of the proposed development. Consultation with your building control department is recommended when determining if flood proofing measures are effective. Further information can be found in the document 'Improving the flood performance of new buildings' at:

http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf. Additional guidance can be found in our publication 'Prepare your property for flooding', which can be found on our website at <https://www.gov.uk/government/publications/prepare-your-property-for-flooding>

Safety of Inhabitants - Safety of Building

The development has been designed to provide refuge above the predicted flood levels. Given that refuge is identified as a fall back mitigation measure it is important that the building is structurally resilient to withstand the pressures and forces (hydrostatic and hydrodynamic pressures) associated with flood water. We advise that supporting information and calculations are submitted to you to provide certainty that the buildings will be constructed to withstand these water pressures.

Safety of Inhabitants – Emergency Flood Plan

The Environment Agency does not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The Planning Practice Guidance to the National Planning Policy Framework states that those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the

emergency planning and rescue implications of new development in making their decisions. As such, we recommend you consult with your Emergency Planners and the Emergency Services to determine whether the proposals are safe in accordance with the guiding principles of the Planning Practice Guidance (PPG).

We have considered the findings of the likely duration, depths, velocities and flood hazard rating against the design flood event for the development proposals. This indicates that there will be:

- A danger to most people (e.g. there will be danger of loss of life for the general public)

This does not mean we consider that the access is safe, or the proposals acceptable in this regard. We remind you to consult with your Emergency Planners and the Emergency Services on the evacuation proposals.

Other Sources of Flooding

In addition to the above flood risk, the site may be within an area at risk of flooding from surface water, reservoirs, sewer and/or groundwater. We have not considered these risks in any detail, but you should ensure these risks are all considered fully before determining the application.

Environmental Permitting Regulations 2016

This application does not require a Flood Risk Activity Permit as it does not trigger a flood risk activity as defined in The Environmental Permitting (England and Wales) Regulations 2016, Schedule 25, Part 1, Paragraph 3.

We trust this information is useful.

Yours sincerely



Mr Liam Robson
Sustainable Places - Planning Advisor

Direct dial 020 8474 8923

Direct e-mail Liam.Robson@environment-agency.gov.uk

Sent to Agent 18/9



Great Yarmouth Borough Council
Planning Department
Town Hall
Great Yarmouth
Norfolk
NR30 2QF

Our ref: AE/2019/124445/01-L01
Your ref: 06/19/0471/F

Date: 16 September 2019

Dear Sir/Madam

**THE REDEVELOPMENT OF THE MARINA LEISURE CENTRE INVOLVING:
DEMOLITION OF THE EXISTING LEISURE CENTRE BUILDING: ERECTION OF
A NEW TWO STOREY HEALTH & FITNESS CENTRE COMPRISING; 6 LANE
COMPETITION POOL, ATTENDANT TEACHING POOL AND LEISURE WATER
WITH ASSOCIATED WATER FLUMES AND CHANGING FACILITIES, 4NO.
COURT SPORTS HALL, AND ATTENDANT CHANGING, FITNESS SUITE,
EXERCISE AND SPINNING STUDIOS TOGETHER WITH ATTENDANT
CHANGING FACILITIES, CLIP AND CLIMB, SOFT PLAY, CAFE & PARTY
ROOM, OFFICE AND TOURIST INFORMATION FACILITY TOGETHER WITH
ANCILLARY ACCOMMODATION HARD AND SOFT LANDSCAPING INCLUDING
CYCLE AND CAR PARKING FOR STAFF AND VISITORS, SERVICE YARD
WASTE AND RECYCLING FACILITIES MARINA CENTRE MARINE PARADE
GREAT YARMOUTH NORFOLK NR30 2ER**

Thank you for your consultation dated 29 August 2019. We have review the application as submitted and have no objection, providing that you have taken into account the flood risk considerations which are your responsibility. We have highlighted these in the flood risk section below.

Flood Risk

Our maps show the site lies within tidal Flood Zone 3a defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a high probability of

flooding. The proposal is for the redevelopment of the marina leisure centre building including a new health and fitness centre, a soft play, a café, a party room, office and tourist information facility, which is classified as a 'less vulnerable' development, as defined in Table 2: Flood Risk Vulnerability Classification of the Planning Practice Guidance. Therefore, to comply with national policy the application is required to pass the Sequential Test and be supported by a site specific Flood Risk Assessment (FRA).

Sequential Test

The requirement to apply the Sequential Test is set out in Paragraph 158 of the National Planning Policy Framework. This test is your responsibility and should be completed before the application is determined. Additional guidance is also provided on Defra's website and in the Planning Practice Guidance.

Please note that the planning application description includes "ancillary accommodation" as part of the planning application. The planning statement referenced P-19-562 GY Marina Planning statement and dated July 2019 makes no mention of "ancillary accommodation" within section 4.1, which lists the proposals of the planning application. Our response below does not take account of ancillary accommodation (a dwelling). If an ancillary dwelling does form part of the planning application please re-consult us, as our comments below do not take account of an ancillary dwelling.

Flood Risk Assessment

To assist you in making an informed decision about the flood risk affecting this site, the key points to note from the submitted FRA, referenced 1271 – Version 1.0 and dated 21/02/2019, are:

Actual Risk

- The site lies within the flood extent for a 0.5% (1 in 200) annual probability event, including an allowance for climate change.
- The site does not benefit from the presence of defences.
- Finished ground floor levels have been proposed at 4.97m AOD. This is above the 0.5% (1 in 200) annual probability flood level including climate change of 4.67m AOD and therefore dry of flooding by 0.3m depth in this event.
- Flood resilience/resistance measures have been proposed.
- Finished first floor levels have been proposed at an unknown height. The proposed first floor level is likely to be 2.5 metres above the proposed ground finished floor level at a minimum (4.97m AOD plus 2.5 metres, equals a finished first floor level of 7.47m AOD. The likely proposed finished first floor level is likely to be at or above 7.47m AOD and therefore there is refuge above the 0.1% (1 in 1000) annual probability flood level including climate

change of 5.20m AOD.

- The site level is 3.50m AOD and therefore flood depths on site are 1.17m in the 0.5% (1 in 200) annual probability flood event including climate change.
- Therefore assuming a velocity of 0.5m/s the flood hazard is danger for most including the general public in the 0.5% (1 in 200) annual probability flood event including climate change.
- Therefore this proposal does not have a safe means of access in the event of flooding from all new buildings to an area wholly outside the floodplain (up to a 0.5% (1 in 200) annual probability including climate change flood event). We have no objections to the proposed development on flood risk access safety grounds because an Emergency Flood Plan has been submitted by the applicant but you should determine its adequacy to ensure the safety of the occupants.
- Compensatory storage is not required.
- A Flood Evacuation Plan has been proposed and is necessary to ensure the safety of the development in the absence of safe access with internal flooding in the 0.1% (1 in 1000) annual probability flood level including climate change event.

Guidance for Local Council

Safety of Building – Flood Resilient Construction

The FRA proposes to include flood resistant/resilient measures in the design of the building to protect/mitigate the proposed development from flooding.

You should determine whether the proposed measures will ensure the safety and sustainability of the proposed development. Consultation with your building control department is recommended when determining if flood proofing measures are effective. Further information can be found in the document 'Improving the flood performance of new buildings' at: http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf. Additional guidance can be found in our publication 'Prepare your property for flooding', which can be found on our website at <https://www.gov.uk/government/publications/prepare-your-property-for-flooding>

Safety of Inhabitants - Safety of Building

The development has been designed to provide refuge above the predicted flood levels. Given that refuge is identified as a fall back mitigation measure it is important that the building is structurally resilient to withstand the pressures and forces (hydrostatic and hydrodynamic pressures) associated with flood water. We advise that supporting information and calculations are submitted to you to provide certainty that the buildings will be constructed to withstand these water

pressures.

Safety of Inhabitants – Emergency Flood Plan

The Environment Agency does not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The Planning Practice Guidance to the National Planning Policy Framework states that those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you consult with your Emergency Planners and the Emergency Services to determine whether the proposals are safe in accordance with the guiding principles of the Planning Practice Guidance (PPG).

We have considered the findings of the likely duration, depths, velocities and flood hazard rating against the design flood event for the development proposals. This indicates that there will be:

- A danger to most people (e.g. there will be danger of loss of life for the general public)

This does not mean we consider that the access is safe, or the proposals acceptable in this regard. We remind you to consult with your Emergency Planners and the Emergency Services on the evacuation proposals.

Other Sources of Flooding

In addition to the above flood risk, the site may be within an area at risk of flooding from surface water, reservoirs, sewer and/or groundwater. We have not considered these risks in any detail, but you should ensure these risks are all considered fully before determining the application.

Environmental Permitting Regulations 2010

This application does not require a Flood Risk Activity Permit as it does not trigger a flood risk activity as defined in The Environmental Permitting (England and Wales) Regulations 2016, Schedule 25, Part 1, Paragraph 3.

We trust this information is useful.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Pat Abbott', with a stylized flourish at the end.

Mr. Pat Abbott
Planning Advisor

Direct dial 0208 4748011

Direct e-mail pat.abbott@environment-agency.gov.uk



Norfolk County Council

Norfolk County Council
Community and Environmental Services
County Hall
Martineau Lane
Norwich
NR1 2SG

NCC contact number: 0344 800 8020
Text relay no: 18001 0344 800 8020

Dean Minns
Planning Section
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/19/0471/F
Date: 30 August 2019

My Ref: FW2019_0391
Tel No.: 0344 800 8020
Email: lfa@norfolk.gov.uk

Dear Sir/Madam

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

The redevelopment of the Marina Leisure Centre involving: demolition of the existing Leisure Centre building; erection of a new two storey health & fitness centre comprising; 6 lane competition pool, attendant teaching pool and leisure water with associated water flumes and changing facilities, 4No. court sports hall, and attendant changing, fitness suite, exercise and spinning studios together with attendant changing facilities, clip and climb, soft play, cafe & party room, office and tourist information facility together with ancillary accommodation hard and soft landscaping including cycle and car parking for staff and visitors, service yard waste and recycling facilities at Marina Centre Marine Parade GREAT YARMOUTH Norfolk NR30 2ER

Thank you for your consultation on the above site, received on 28 August 2019. We apologise if there has been any delay in providing this response.

Officers have screened this application and it falls below our current threshold for providing detailed comment. This is because the proposal is for less than 100 dwellings or 2 ha in size and is not within a surface water flow path as defined by Environment Agency mapping.

You should satisfy yourself that the applicant has demonstrated compliance with;

- The National Planning Policy Framework ("NPPF") paragraphs 155 - 165 by ensuring that the proposal would not increase flood risk elsewhere and will incorporate sustainable drainage systems.

The applicant should also demonstrate how the proposal accords with national standards and relevant guidance. If the proposal does not accord with these the applicant should state their reasoning and the implications of not doing so. The key guidance available is set out below;

- Planning Practice Guidance - Flood Risk and Coastal Change
- Non statutory technical standards for sustainable drainage systems (March 2015 by Department for Environment, Food and Rural Affairs)
- The SuDS Manual C753 (2015), which is available free on the CIRIA website.

In addition we have summarised the relevant section of the County Councils standing advice below. This is in line with our guidance on Norfolk County Council's Lead Local Flood Authority role as Statutory Consultee to Planning which can be found on our website.

Norfolk County Council LLFA Statutory Consultee for Planning - Guidance Document

- Standing advice 1 relates to consenting of works which are likely to affect flows in an ordinary watercourse
- Standing advice 2 relates to surface water management for major development under our size thresholds
- Standing advice 3 relates to surface water management for minor development.

If you are aware of a particular surface water flooding issue at this location which requires further bespoke advice, please re-consult detailing the perceived nature of flooding or details of flooding that has occurred.

Please note if there are any works proposed as part of this application that are likely to affect flows in an ordinary watercourse, then the applicant is likely to need the approval of the County Council. In line with good practice, the Council seeks to avoid culverting, and its consent for such works will not normally be granted except as a means of access. It should be noted that this approval is separate from planning.

Further guidance for developers can be found on our website at

<https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-and-water-management/information-for-developers>

We have no further comment to make at this time.

Yours sincerely

www.norfolk.gov.uk

Mark Ogden

**Flood and Water Manager
Community Services and Environment
Lead Local Flood Authority**

GREAT YARMOUTH BOROUGH COUNCIL

To: Building Control Service Manager
From: Group Manager (Planning)
Date: 30th October 2019

PARISH: GY Nelson
APPLICATION: 08/19/0471/F
PROPOSAL:

The redevelopment of the Marina Leisure Centre involving: demolition of the existing Leisure Centre building; erection of a new two storey health & fitness centre comprising: 8 lane competition pool, attendant teaching pool and leisure water with associated water flumes and changing facilities, 4No. court sports hall, and attendant changing, fitness suite, exercise and spinning studios together with attendant changing facilities, dip and climb, soft play, cafe & party room, office and tourist information facility together with ancillary accommodation hard and soft landscaping including cycle and car parking for staff and visitors, service yard waste and recycling facilities

LOCATION: Marina Centre Marine Parade Great Yarmouth Norfolk
NR30 2ER
AGENT: Space & Place Architects
The Cornerhouse 91-93 Farringdon Road LONDON EC1M 3LN
APPLICANT: Great Yarmouth Borough Council
Town Hall Hall Plain GREAT YARMOUTH NR30 2QF
CASE OFFICER: Mr D Minns

Please find for your attention a consultation form in respect of the above proposal..

Please let me have any comments you wish to make by 6th November 2019

All applications are available to view and comment on via Great Yarmouth Borough Council's website at the following address <https://www.great-yarmouth.gov.uk/article/2728/Search-Planning-Applications>
Alternatively enter your comments below;

Comments:

30.10.2019

THE PROPOSAL HAS BEEN ASSESSED FOR BUILDING REGULATION COMPLIANCE PURPOSES AT SOME LENGTH AND THE BUILDING APPEARS TO BE COMPLIANT. THE DESIGN PRINCIPLES HAVE FOLLOWED GUIDANCE WITHIN BS 9999 WITH A 'HEAVY' RELIANCE ON MANAGEMENT PROCEDURES IN THE EVENT OF AN EMERGENCY (REF. FIRE STRATEGY)

AS

C:\G:\INT\LOCAL\DATA

Web: www.great-yarmouth.gov.uk - Text Messages: (07760) 166386

GREAT YARMOUTH BOROUGH COUNCIL

To: *Don*
From: *To*
Date:

Building Control Service Manager
Group Manager (Planning)
29th October 2019

PARISH:

GY Nelson

APPLICATION:

06/19/0471/F

PROPOSAL:

The redevelopment of the Marina Leisure Centre involving: demolition of the existing Leisure Centre building; erection of a new two storey health & fitness centre comprising: 6 lane competition pool, attendant teaching pool and leisure water with associated water flumes and changing facilities, 4No. court sports hall, and attendant changing, fitness suite, exercise and spinning studios together with attendant changing facilities, dip and climb, soft play, cafe & party room, office and tourist information facility together with ancillary accommodation hard and soft landscaping including cycle and car parking for staff and visitors, service yard waste and recycling facilities

LOCATION:

Marina Centre Marine Parade Great Yarmouth Norfolk
NR30 2ER

AGENT:

Space & Place Architects
The Cornerhouse 91-93 Farringdon Road LONDON EC1M 3LN

APPLICANT

Great Yarmouth Borough Council
Town Hall Hall Plain GREAT YARMOUTH NR30 2QF

CASE OFFICER:

Mr D Minns

Please find for your attention a consultation form in respect of the above proposal.

Please let me have any comments you wish to make by 8th November 2019

All applications are available to view and comment on via Great Yarmouth Borough Council's website at the following address <https://www.great-yarmouth.gov.uk/article/2728/Search-Planning-Applications>

Alternatively enter your comments below;

Comments:

The technical details will be looked into at the Building Regulation Stage.

JP 29.10.19

MEMORANDUM

~~From~~ To: Building Control

Date: 27 September 2019

Please ask for: Helen Ayers

Extension No. 846169

08/19/0471/F - Redevelopment of the Marina Leisure Centre, Marine Parade, Great Yarmouth

We recently consulted you on the above proposal but do not appear to have received any comments from you.

If you are still intending to comment, please could you do so at your earliest convenience -- before 17 October.

If you have no comments perhaps you could let us know, again before 17 October?

Thank you.

Ben Huius

No adverse comments
DBE 27/9/19



Historic England

Sent to April 18/19

Mr D Minns
Great Yarmouth Borough Council
Maltings House
Malthouse Lane
Gorleston, Gt Yarmouth
Norfolk
NR31 0GY

Direct Dial: 01223 582738

Our ref: P01103094

17 September 2019

Dear Mr Minns

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**MARINA CENTRE, MARINE PARADE, GREAT YARMOUTH, NORFOLK NR30 2ER
Application No. 06/19/0471/F**

Thank you for your letter of 28 August 2019 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The application seeks consent for the redevelopment of the Marina Leisure Centre involving the demolition of the existing leisure centre and the erection of a new two storey health and fitness centre. The site lies between the seafront and Marine Parade and within the Seafront Conservation Area. This encompasses much of the historic seafront and a variety of historic buildings built as the town developed as a thriving resort, including terraced houses and distinctive resort buildings such as the Empire and Marine Arcades. The survival of a number of these buildings makes this a highly significant area.

The Marine Leisure centre occupies a large site between Marine Parade and the beach. The building itself is a substantial building, two storeys in height with a large footprint. The building dates from the 1980s and its demolition offers an opportunity to reconsider how this large site is used and to enhance the conservation area.

Historically development was concentrated along the landward side of Marine Parade allowing views out to sea. There was some resort development on the seaward side, notably around the piers and winter gardens and prior to the construction of the existing leisure centre, a lido. The siting and scale of the existing leisure centre is at odds with this, blocking views out to sea and detracting from the historic buildings on the seafront. The proposed replacement of centre with a building of a much smaller footprint and seemingly lower in height would open up more of the sea views. To the



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.



Historic England

south it would allow sea views from Maritime House, built as a home for sailors.

The proposal for a smaller, more compact leisure complex is therefore to be supported. However, your authority should be satisfied that the scheme goes sufficiently far in terms of enhancing the conservation area and that the quality of design and materials is appropriate. The Heritage Statement which accompanies the application does not provide a very clear articulation of how the site contributes to the significance of the conservation area, nor does it provide a thorough assessment of the impact of the development upon this. The proposed massing studies which compare the existing development to that proposed are helpful to a point but the quality of the images from the seafront is very poor. Your authority should ensure it has sufficient information showing the proposed development within the existing townscape context to fully assess how well it would be assimilated within this. The northern end of the complex would also be visible in seaward views from Trafalgar Square which forms a focal point of green space along the seafront and views of the development from this location would be helpful.

The design of the new complex is described as evolving from a series of rectilinear volumes to include curved, softer forms for the pool and sports halls. The approach of breaking up the mass of the building is one that should be supported but we question how successfully these forms relate to each other, particularly in views to the south east. In terms of materials, while the use of render and glass might create a lighter appearance than that of the existing building, the large expanse of unrelieved walls at a higher level adds to the bulky nature of these parts of the structure. We suggest more detailed designs might be helpful at this stage. Finally the development includes parking areas to the north and south, the latter being particularly large. The treatment of the public realm including car parking on the sea front is particularly important and consideration should be given to the appearance of this area both when it is occupied and when it is empty. Again we suggest more details are provided at this stage.

The National Planning Policy Framework requires that local planning authorities take account of sustaining and enhancing the significance of heritage assets; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and the desirability that new development makes a positive contribution to local character and distinctiveness paragraph 192. The redevelopment of the leisure centre offers potential to enhance the significance of this important conservation area which celebrates the heritage of the seaside resort. The proposals seek to reduce the presence, and therefore impact, of a building on this location which is to be supported. However, it is a large and prominent site and your authority should seek to ensure the proposals go sufficiently far in terms of achieving this. The provision of further contextual information and analysis would help in terms of understanding this together with more detailed designs.

Recommendation



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Historic England

Historic England is supportive of the proposal to redevelop the site but has some concerns that the proposals do not secure a sufficient level of enhancement in terms of the historic environment and advises that further information should be provided and more consideration be given to this.

We consider that the issues outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 192 of the NPPF. Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Clare Campbell
Team Leader - Development Advice
E-mail: clare.campbell@HistoricEngland.org.uk

cc:



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 682749
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.

Helen Ayers

From: Goulder, Alan <alan.goulder@norfolk.gov.uk>
Sent: 30 October 2019 15:39
To: Helen Ayers
Subject: FW: 06/19/0471/F

Hi Helen

Response below.

Regards

Alan

Resilience Officer
Environmental Services
Great Yarmouth Borough Council
Tel 01493 846218
Mobile: 07796 930113

From: Goulder, Alan
Sent: 30 August 2019 09:58
To: Dean A. Minns <Dean.Minns@great-yarmouth.gov.uk>
Subject: 06/19/0471/F

Dean.

I have no comments regarding the above application. The Flood Risk Assessment is comprehensive, recommends appropriate risk mitigation measures and worst case has an upper floor which can provide refuge in exceptional circumstances.

Regards

Alan

Resilience Officer
Environmental Services
Great Yarmouth Borough Council
Tel 01493 846218
Mobile: 07796 930113

To see our email disclaimer click here <http://www.norfolk.gov.uk/emaildisclaimer>



CIMB/RCA/NO/AO/0.16

Norwich Airport Limited
FAO: Airport Safeguarding
Amsterdam Way
Norwich, NR6 6JA
Email: safeguarding@norwichairport.co.uk
www.norwichairport.co.uk

Date: 16/10/2019

Your Ref: 06/19/0471/F

Our Ref: OSA-04 2019

The redevelopment of the Marina Leisure Centre involving: demolition of the existing Leisure Centre building; erection of a new two storey health & fitness centre comprising: 6 lane competition pool, attendant teaching pool and leisure water with associated water fountains and changing facilities, 4No. court sports hall, and attendant changing, fitness suite, exercise and spinning studios together with attendant changing facilities, clip and climb, soft play, cafe & party room, office and tourist information facility together with ancillary accommodation hard and soft landscaping including cycle and car parking for staff and visitors, service yard waste and recycling facilities

Dear Planning, Great Yarmouth Borough Council,

I refer to your letter dated 28/08/19 and 27/09/19 in which you seek our comments on the title Planning Application.

We note that the development lies below or beyond the volume of protected airspace that surrounds Norwich Airport and that it does not lay within the bird circle shown on the aerodrome safeguarding map.

Therefore, from a safeguarding viewpoint, this development will not provide a significant collision risk to aircraft operating in the vicinity of Norwich Airport; or interference with our surveillance systems. We do not need to be a statutory consultee for any future planning applications on this particular site unless wind turbines become part of the design.

Kind regards

Safeguarding



Helen Ayres
Planning Services
Town Hall, Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

14th October 2019

RE: Planning Application 06/19/0471/F. Redevelopment of Marina Leisure Centre, NR30 2ER

Further to receiving notification of the above planning application, I write on behalf Peel Ports Great Yarmouth.

We have we have no objection to the above planning application for the redevelopment of the leisure centre.

Yours sincerely,

A handwritten signature in black ink, appearing to read "K Kingston".

Kate Kingston
Group Planner

Peel Ports Great Yarmouth
Vanguard House
South Beach Parade
Great Yarmouth, NR30 3GY

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W: www.peelports.com



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

Stephanie Segens
Architectural Liaison Officer
Bethel Street Police Station
Norwich
Norfolk
NR2 1NN

Stephanie.Segens@norfolk.pnn.police.uk

www.norfolk.police.uk

Secured by Design



Date: Wednesday 9th October 2019

Reference: 06/19/0471/F

Proposal: Redevelopment of the Marina Leisure Centre

Location: Marine Parade, Great Yarmouth

Dear Helen Ayers,

Thank you for inviting me to comment on the above application.

As the local Architectural Liaison Officer my role within the planning process is to give advice on behalf of Norfolk Constabulary in relation to, the layout, environmental design and the physical security of buildings, based upon the established principles of 'Designing out Crime'.

I am delighted to see in the Design and Access Statement that the pre-app consultation advice provided from our now retired colleague Richard Wolsey has been considered for this development, if these recommended standards are to be adopted for this development (please may we have confirmation of this), I would strongly encourage the applicant to make an application to Secured By Design for an Commercial Development award.

Secured by Design

Secured by Design is the official UK Police flagship initiative supporting the principles of 'designing out crime'. SBD aims to achieve a good overall standard of Security for buildings and the immediate environment. It attempts to deter criminal and anti-social behaviour within developments by introducing appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of the development. These features include secure vehicle parking, adequate lighting of common areas, control of access to individual and common areas, defensible space and a landscaping and lighting scheme which when combined, enhances natural surveillance and safety.

The website can be found on: www.securedbydesign.com where further details about the award and relevant application forms can be found.

If the applicant still intends to adopt the specifications detailed within the Commercial 2015 guidance, they could achieve an SBD award. Please do not hesitate to contact me if the developer wishes to discuss SBD further.

Further consultation has taken place with our local neighborhood policing teams who confirmed the necessity for appropriate CCTV and surveillance to join the existing Council CCTV system for the monitoring of potential anti-social behavior, crime and disorder.

Park Mark

The design criteria for car parks should follow the principles laid down in the police owned 'ParkMark' initiative.

Application to ParkMark can be made through myself and the British Parking Association. (BPA)
<https://www.britishparking.co.uk/> .

If you wish to discuss any points in this letter please contact me at
Stephanie.Segens@norfolk.pnn.police.uk

Yours Sincerely

S Segens

Stephanie Segens
Architectural Liaison Officer
Norfolk Constabulary

Jill K. Smith

From: Planning Department <Planning@wma.org.uk>
Sent: 04 October 2019 15:32
To: plan
Subject: Consultation on 06/19/0471/FM - Marina Centre, Marine Parade, Great Yarmouth

Dear Sirs,

Thank you for your recent letter consulting the WMA on the proposals to redevelop the Marina Centre.

This site is not within or adjacent to any of our member Boards' areas, therefore we have no comments to make.

Kind regards,

Ellie

Ellie Roberts
Flood and Water Officer
| e: ellie.roberts@wma.org.uk | e: planning@wma.org.uk

Water Management Alliance
Kettlewell House, Austin Fields Industrial Estate, King's Lynn, Norfolk, PE30 1PH, UK
t: +44 (0)1553 819600 | f: +44 (0)1553 819639 | e: info@wma.org.uk | www.wma.org.uk

Consisting of:
Broads Drainage Board, East Suffolk Drainage Board, King's Lynn Drainage Board
Norfolk Rivers Drainage Board and South Holland Drainage Board in association with Pevensay and Cuckmere Water
Level Management Board

Defenders of the Lowland Environment



**Water
Management
Alliance**

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Helen Ayers

From: Drake, Richard <richard.drake@norfolk.gov.uk>
Sent: 02 October 2019 15:37
To: plan
Cc: Helen Ayers
Subject: Mineral Planning Authority response to application 06/19/0471/F

Good Afternoon

Thank you for consulting Norfolk County Council in its capacity as the Mineral Planning Authority regarding the above application. While the application site is underlain by a Mineral Safeguarding Area (Sand and Gravel), it is considered that as a result of the location on the seafront and its existing use, any prior extraction would be impractical. Therefore, it would be exempt from the requirements of Policy CS16-safeguarding of the adopted Norfolk Minerals and Waste Core Strategy.

Any queries please contact me.

Best regards
Richard

Richard Drake
Senior Planner
Minerals and Waste Policy (Planning Services)
Environment and Planning
Community and Environmental Services
01603 222349
E-mail: richard.drake@norfolk.gov.uk
Norfolk County Council
General enquiries: 0344 800 8020 or information@norfolk.gov.uk
www.norfolk.gov.uk

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Helen Ayers

From: Philip Pearson <Philip.Pearson@rspb.org.uk>
Sent: 02 October 2019 15:10
To: Helen Ayers
Subject: Redevelopment of Marina centre (ref: 06/19/0471/F)

Hi Helen,

Thanks for asking for our comments on this planning application. Given the location of the development the RSPB has no comments to make, but would expect the Council to consider options for how this could deliver net gains for biodiversity and ensure that impacts on the Great Yarmouth North Denes Special Protection Area and Site of Special Scientific Interest has been fully considered in the application.

If you have any more queries, please get in touch.

Regards,
Phil.

Dr Philip Pearson
Senior Conservation Officer (Norfolk & Lincolnshire)

RSPB Norwich Office, 65 Thorpe Road, Norwich, NR1 1UD
Tel 01603 697511
Mobile 07715 041452

rspb.org.uk

Let's give nature a home

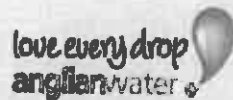


The RSPB is the UK's largest nature conservation charity, inspiring everyone to give nature a home. Together with our partners, we protect threatened birds and wildlife so our towns, coast and countryside will teem with life once again. We play a leading role in BirdLife International, a worldwide partnership of nature conservation organisations

The Royal Society for the Protection of Birds (RSPB) is a registered charity: England and Wales no. 207076, Scotland no. SC037654

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Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please
contact us on 03456 088087, Option 1 or email
planning@anglianwater.co.uk

AW Site Reference: 151278/1/0088287

Local Planning Authority: Great Yarmouth District (B)

Site: Marina Centre Marine Parade GREAT YARMOUTH Norfolk NR30 2ER

Proposal: The redevelopment of the Marina Leisure Centre involving: demolition of the existing Leisure Centre building; erection of a new two storey health & fitness centre comprising; 8 lane competition pool, attendant teaching pool and leisure water.

Planning application: 08/18/0471/F

Prepared by: Pre-Development Team
Date: 2 October 2019

ASSETS

Section 1 - Assets Affected

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 186 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

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

Section 3 - Used Water Network

This response has been based on the following submitted documents: Flood Risk Assessment. 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. (1) **INFORMATIVE** - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) **INFORMATIVE** - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (3) **INFORMATIVE** - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (4) **INFORMATIVE** - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) **INFORMATIVE**: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

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.

Helen Ayers

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 01 October 2019 16:04
To: Helen Ayers
Subject: Natural England Consultation Response 06/19/0471/F
Importance: High

Dear Helen Ayers,

Application ref: 06/19/0471/F
Our ref: 296512

Natural England does not appear to have received any documentation on this application prior to the email dated 30/09/2019. However please find below our comments.

Natural England has no comments to make on this application.

Natural England has not assessed this application for Impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on ancient woodland and veteran trees which you can use to assess any Impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on Magic and as a downloadable dataset) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours sincerely,

Danielle Priestner
Consultations
Natural England
Hornbeam House, Electra Way
Crewe Business Park
Crewe, Cheshire CW1 6GJ

tel 0300 060 3900
email consultations@naturalengland.org.uk

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)
For further information on the Pre-submission Screening Service see [here](#)

From: Helen Ayers [<mailto:helen.ayers@great-yarmouth.gov.uk>]

Sent: 30 September 2019 15:48

To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

Subject: 06/19/0471/F - Redevelopment of the Marina Leisure Centre, Marine Parade, Great Yarmouth

We recently consulted you on the above proposal but do not appear to have received any comments from you.

If you are still intending to comment, please could you do so at your earliest convenience – before 17 October.

If you have no comments perhaps you could let us know, again before 17 October?

Thank you.

Helen Ayers (AssocRTPI)
Planning Technician
Development Control
Great Yarmouth Borough Council

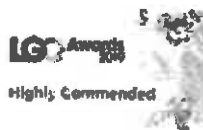
Email: helen.ayers@great-yarmouth.gov.uk

Website: www.great-yarmouth.gov.uk

Telephone: 01493 846169



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Jill K. Smith

From: Philip Raiswell <Philip.Raiswell@sportengland.org>
Sent: 27 September 2019 09:51
To: plan
Cc: Dean A. Minns
Subject: App Ref: 06/19/0471/F - Marina Centre, Great Yarmouth NR30 2ER

Sport England Ref: PA/19/E/GY/53359

FAO Dean Minns

Dear Dean,

Thank you for consulting Sport England on the above application.

Sport England – Non Statutory Role and Policy

The Government, within their Planning Practice Guidance (Open Space, Sports and Recreation Facilities Section) advises Local Planning Authorities to consult Sport England on a wide range of applications. <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#open-space-sports-and-recreation-facilities>

This application falls within the scope of the above guidance as it relates to new strategic sports facilities.

Sport England assesses this type of application in light of the National Planning Policy Framework (NPPF) and against its own planning objectives, which are Protect - To protect the right opportunities in the right places; Enhance - To enhance opportunities through better use of existing provision; Provide - To provide new opportunities to meet the needs of current and future generations. Further information on the objectives and Sport England's wider planning guidance can be found on its website: <http://www.sportengland.org/planningforsport>

The Proposal and Assessment against Sport England's Objectives and the NPPF

The proposal relates to the demolition and redevelopment of the Marina Centre, to provide a new two storey health and fitness centre comprising 6 lane competition pool, teaching pool, leisure pool, 4 court sports hall, fitness suite, exercise and spinning studios, together with associated changing facilities, ancillary facilities, car parking and landscaping.

Strategic/Local Need for the Facility

The Great Yarmouth Sport, Play and Leisure Strategy (2015) identified the need to invest in the Marina Centre to ensure it is 'fit for purpose' and sustainable in the long term. GYBC identified as having an investment of £7.6m to maintain and protect the facilities. The strategy also identified the need to protect or enhance sports hall provision, indoor bowls, health and fitness, studio space and squash facilities at the Marina Centre.

Sport England, therefore, considers this proposal addresses an identified need for this facility type and has the potential to be of benefit to the development of sport and physical activity for the residents of, and visitors to, Great Yarmouth. We would wish to see this accorded an appropriate weight in the decision that is reached on this application.

Facility Design

The application relates to the complete redevelopment of this strategic sports facility. The original Marina Centre was constructed in 1981 and is in a condition associated with a building of this age. Refurbishment would be expensive with little or no perceptible improvement to the customer experience. However, the location of the site is ideal to meet the needs of local residents and visitors alike, so the decision was taken in 2018 to build a new facility on the existing site.

Sport England has worked with the client to develop a facility that will meet the needs of a 21st century demographic, in terms of design and facility mix.

In planning terms, the use of the site will remain the same (Use Class D2 – Assembly and Leisure) but the design and quality of the facility will be a significant improvement on the existing facility.

We have consulted with National Governing Bodies for sport (NGBs) to get their views on the proposals:

Football Foundation – *"We are supportive of Great Yarmouth District Council's plans to redevelop the Marina Centre.*

The proposed redevelopment will still enable indoor football provision to be delivered within the facilities new sports hall, including recreational small sided football and futsal. A new central venue adult futsal league is in development in the Great Yarmouth area, and this facility could provide a more than ample home to deliver the programme from"

ECB (Cricket) – *"There could be some demand for indoor cricket practice and match play facilities from cricket clubs located in and around the Great Yarmouth area. Any indoor provision should meet ECB technical specifications for indoor sports halls, including suitable lighting, flooring and cricket nets, and ideally have a viewing area for spectators to view the lanes from the end of the sports hall/cricket practice net lanes".*

Badminton England – *"There is a strong need for a replacement sports hall given the lack of badminton provision in this area. There was a very strong club that played at the Drill Hall (up the road from the Marina Centre) with a good junior section but problems with the hall meant they had to relocate. Since they have relocated the club has started to struggle – they are currently playing in Beccles (37 minutes away though I don't know their reasons for relocating here).*

There are a number of social clubs playing out of the Marina Centre but we have no affiliated clubs in Great Yarmouth. There is a general lack of badminton activity in East Norfolk and North Suffolk that both Norfolk and Suffolk are keen to address. Provision of a quality sports hall will enable us to cater for this demand and increase provision for badminton through club and other related activity. We have a priority on junior development and development of a club to cater for primary school based activity will support development of badminton in Norfolk and specifically Great Yarmouth".

Swim England –

- *There could possibly be a pinch point on pool side entry, greater consideration should be made for access and egress onto poolside. The pre swim showers don't appear to be best placed, and the more obvious route is straight on to poolside via the learner pool.*
- *Spectator seating is on poolside, if expectations are to hold events then consideration for competitor seating is to be made*
- *If competition is to be held with electronic timing then a timing room should ideally be provided and consideration of a raised end.*
- *The pool shows racing blocks at both ends, for short course blocks are only required at one end.*

The need for the facility is justified. Increasing the size of the learner pool, will help reduce the water provision deficit of 229m³ in the Great Yarmouth District. The variety of water available will help maintain the multiple options available to users, promoting inclusion for all types of swimmer.

British Gymnastics – *"We do not have any registered clubs operating from the current site but we would be happy to help facilitate use in the proposed site. Having consulted with Broadland Gymnastics club*

there is scope for them to increase their member base through accessing additional space, thus a need for a 4 court sports hall with adequate storage provision.

We have one club in the Great Yarmouth area on our facility project list who are going into a dedicated facility imminently".

The above responses give some local views on the potential uses of the new facility, as well as raise some technical issues with regard to design, specifically with regard to swimming.

Sport England seeks to ensure the new sports facilities are fit for purpose. The Design and Access Statement submitted with the application identifies the new facility has been designed to meet the needs of a changing demographic for sport and physical activity with more flexible space. However, the formal sports facilities have been designed to meet Sport England technical guidance in relation to sports halls, swimming pools, changing facilities etc. Sport England is satisfied that the design of this facility meets Sport England/NGB technical guidance.

Sport England is aware that the council is working with the bowls club to find an alternative venue, and we hope that this can reach a satisfactory conclusion.

Any redevelopment of an existing site will result in short term loss of facilities, but the long term benefits of new fit for purpose facilities for the 21st century outweigh the short term impact.

The primary purpose of this development is to deliver community sport and as such Sport England is satisfied that it will fulfil the benefits to community sport identified above. The application has identified the potential for this facility to be used for community sport, and this is reflected in its design, location and intended hours of operation.

Conclusion

This being the case, Sport England offers its support for this application, as it is considered to meet Objectives 2 and 3 as set out above, in that it provides new enhanced facilities for local residents and visitors to Great Yarmouth, and Para 97 of the NPPF which seeks to ensure that any lost facilities are replaced by equivalent or better provision in terms of quantity and quality, and in a suitable location.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

Yours sincerely,

Phillip Ralswell
Planning Manager

M: 07769 741165

E: Phillip.Ralswell@sportengland.org



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Jill K. Smith

From: Percival, John <john.percival@norfolk.gov.uk>
Sent: 27 September 2019 13:47
To: Dean A. Minns; Dean A. Minns
Cc: plan
Subject: 06/19/0471/F Marina Centre, Marine Parade, Great Yarmouth

Our Ref CNF48808

Dear Dean,

06/19/0471/F Marina Centre, Marine Parade, Great Yarmouth

Thank for directly consulting Norfolk County Council Environment Service historic environment strategy and advice team regarding the above mentioned application

Based on currently available information redevelopment of the above mentioned site would not have any significant implications for the historic environment in terms of below-ground archaeology and we would not make any recommendations for archaeological work.

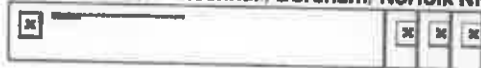
The Heritage Statement submitted with the application deals mostly with matters related to built heritage. Consideration of this Heritage Statement is matter for the Great Yarmouth Borough Council conservation officers

If you have any queries please don't hesitate to contact me.

Regards

John Percival

John Percival, Historic Environment Officer (Strategy and Advice)
Community and Environmental Services
Tel: 01362 869275 | Dept: 01362 869278 | Mobile: 07775 697616
Union House, Gressenhall, Dereham, Norfolk NR20 4DR



We now have a general mailbox for historic environment strategy and advice. Please send all new site/application consultations, existing casework enquires where you are unclear who our case officer is, and reports for review to hep@norfolk.gov.uk

Norfolk County Council introduced *Standards for Development-led Archaeological Projects in Norfolk* and a new historic environment strategy and advice charging schedule on 1 May 2018. Please visit <https://www.norfolk.gov.uk/libraries-local-history-and-archives/archaeology-and-historic-environment/planning-and-the-historic-environment> for copies.

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Helen Ayers

From: .box.plantprotection <plantprotection@cadentgas.com>
Sent: 12 September 2019 09:00
To: plan
Subject: Our Ref: EA_GE4B_3NWP_019782 Your Ref: 06/19/0471/F JC Site Address: NR30
2ER Marina Centre Marine Parade Great Yarmouth Norfolk

Planning,

Should you be minded to approve this application please can the following notes be included an informative note for the Applicant

****PLEASE NOTE – the below information is related to Low and Medium Pressure Assets. You may be contacted separately by our engineers regarding High/Intermediate Pressure Pipelines.****

Considerations in relation to gas pipeline/s identified on site:

Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

Email: plantprotection@cadentgas.com Tel: 0800 688 588

Kind regards
Plant Protection

Cadent Gas Ltd
Block 1, Floor 1, Brick Kiln Street, Hinckley LE10 0NA
T 0800 688 588
plantprotection@cadentgas.com
cadentgas.com

Self Service for Plant Enquiries:

www.beforeyoudig.nationalgrid.com

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Your Gas Network

Dean Minns
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Plant Protection
Cadent
Block 1; Floor 1
Brick Kiln Street
Hinckley
LE10 0NA
E-mail: plantprotection@cadentgas.com
Telephone: +44 (0)800 688588

National Gas Emergency Number:
0800 111 999*

National Grid Electricity Emergency Number:
0800 40 40 90*

* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.cadentgas.com

Date: 11/09/2019

Our Ref: EA_GE4B_3NWP_019782

Your Ref: 06/19/0471/F JC

RE: Formal Planning Application, NR30 2ER Marina Centre, Marine Parade, Great Yarmouth, Norfolk

Thank you for your enquiry which was received on 28/08/2019.

Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Limited, National Grid Electricity Transmission plc's and National Grid Gas Transmission plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.

For details of Network areas please see the Cadent website (<http://cadentgas.com/Digging-safely/Dial-before-you-dig>) or the enclosed documentation.

Are My Works Affected?

Searches based on your enquiry have identified that there is apparatus in the vicinity of your enquiry which may be affected by the activities specified.

Can you please inform Plant Protection, as soon as possible, the decision your authority is likely to make regarding this application.

If the application is refused for any other reason than the presence of apparatus, we will not take any further action.

Please let us know whether Plant Protection can provide you with technical or other information that may be of assistance to you in the determination of the application.

Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to Cadent Gas Limited, National Grid Electricity Transmission plc (NGET) and National Grid Gas Transmission plc (NGGT) and apparatus. This assessment does NOT include:

- Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.
- Gas service pipes and related apparatus
- Recently installed apparatus
- Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is YOUR responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on either the [National Grid](#) or [Cadent](#) website.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

Cadent Gas Limited, NGGT and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

Plant Protection Team

ASSESSMENT

Affected Apparatus

The apparatus that has been identified as being in the vicinity of your proposed works is:

- Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

Requirements

BEFORE carrying out any work you must:

- Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 - 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

GUIDANCE

Excavating Safely - Avoiding injury when working near gas pipes:

http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A28-18361C8E0B0D/25249/Digsafe_leaflet3a2finalamends061207.pdf

Standard Guidance

Essential Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>

General Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103>

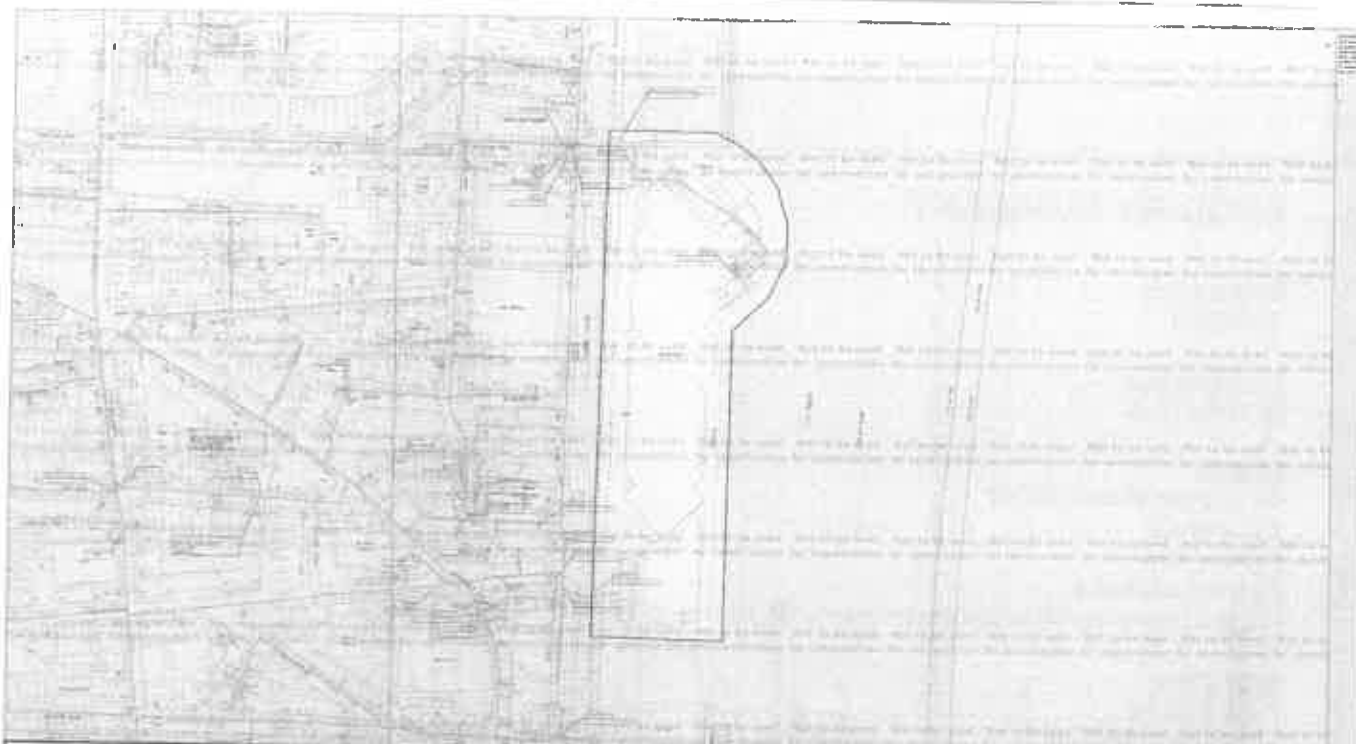
Excavating Safely in the vicinity of gas pipes guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-8641-476C-8DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

Excavating Safely in the vicinity of electricity cables guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/35DDEC8D-D764-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the [National Grid](#) and [Cadent](#) websites.



ID: EA_0548_3NWP_016782 View extent: 723m, 983m		Do not proceed without further consultation	
USER: jon.canning	LP MAINS	<p>This plan shows those pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information regard to such pipes should be obtained from the relevant owners. The information shown on this plan is without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, appurtenances, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. Safe digging operations in accordance with HSE(G)47, must be used to verify and establish the actual position of mains, service and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (other than labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p>	
DATE: 11/09/2019	SP MAINS		
DATA DATE: 10/09/2019	LP MAINS		
REF: 08/16/0471/F JC	SP MAINS		
MAP REF: TG8307	On 60m		
CENTRE: 683157, 307262	Approximate scale 1:2000 on A4 Colour Landscape	<p>Map 1 of 1 (GA5)</p> <p>MAPS Plot Server Version 1.11.0</p> <p>Cadent</p> <p>your Gas Network</p> <p>Recommended by: Great Yarmouth Borough Council</p> <p>This plan is reproduced from or based on the map by Cadent Gas Limited, with the permission of the controller of HM Stationary Office</p> <p>Copyright Reserved.</p> <p>Ordnance Survey Licence number 100024898</p>	
<p>Legend:</p> <p>Diagonal Cross</p> <p>Valve</p> <p>Appurtenance</p> <p>Service</p> <p>Out of Service</p>			

ENQUIRY SUMMARY

Received Date

28/08/2019

Your Reference

06/19/0471/F JC

Location

Centre Point: 653157, 307262

X Extent: 102

Y Extent: 274

Postcode: NR30 2ER

Location Description: NR30 2ER Marina Centre, Marine Parade, Great Yarmouth, Norfolk

Map Options

Paper Size: A4

Orientation: LANDSCAPE

Requested Scale: 2500

Actual Scale: 1:2500 (GAS)

Real World Extents: 723m x 393m (GAS)

Recipients

pprteam@cadentgas.com

Enquirer Details

Organisation Name: Great Yarmouth Borough Council

Contact Name: Dean Minns

Email Address: plan@great-yarmouth.gov.uk

Telephone: 01493846420

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

Description of Works

PA - The redevelopment of the Marina Leisure Centre involving: demolition of the existing Leisure Centre building; erection of a new two storey health & fitness centre comprising; 6 lane competition pool, attendant teaching pool and leisure water with associated water flumes and changing facilities, 4No. court sports hall, and attendant changing, fitness suite, exercise and spinning studios together with attendant changing facilities, clip and climb, soft play, cafe & party room, office and tourist information facility together with ancillary accommodation hard and soft landscaping including cycle and car parking for staff and visitors, service yard waste and recycling facilities E

Enquiry Type

Formal Planning Application

Development Types

Development Type: Development for use by General Public

Mr D Minns
Great Yarmouth Borough Council
Planning Services
Development Control
Town Hall
Hall Quay
Great Yarmouth
Norfolk
NR30 2QF

Website: www.norfolkfireservice.gov.uk

Please ask for: Sarah Palmer
Direct Dial: 0300 123 1254
Email: sarah.palmer@fire.norfolk.gov.uk
My Ref: 00018396
Your Ref:

04 September 2019

Dear Sir

Planning Application No: 06/19/0471/F
Development at: Marina Centre, Marine Parade, Great Yarmouth, Norfolk NR30 2ER
For: Redevelopment of the Marina Leisure Centre

Thank you for your consultation letter dated 28th August 2019.

I acknowledge receipt of the above application and I do not propose to raise any objections providing the proposal meets the necessary requirements of the current Building Regulations 2000 – Approved Document B (volume 2 - 2006 edition amended 2007, 2010, 2013) as administered by the Building Control Authority.

Should you require any further assistance please do not hesitate to contact me on the number shown above.

Yours faithfully



Sarah Palmer
Fire Safety Officer
for Chief Officer

Helen Ayers

From: NATS Safeguarding <NATSSafeguarding@nats.co.uk>
Sent: 02 September 2019 10:46
To: plan
Cc: Helen Ayers; NATS Safeguarding
Subject: RE: Planning Consultation 06/19/0471/F (SG28645)

Dear Sir/Madam

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NATS (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

If any changes are proposed to the information supplied to NATS in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.

Yours faithfully

NATS

NATS Safeguarding

E: natssafeguarding@nats.co.uk

4000 Parkway, Whiteley,
Fareham, Hants PO15 7PL
www.nats.co.uk



From: gmb-bdn-000913 <gmb-bdn-000913@nats.co.uk>
Sent: 28 August 2019 12:04
To: NATS Safeguarding <NATSSafeguarding@nats.co.uk>
Subject: FW: Planning Consultation 06/19/0471/F

From: plan@great-yarmouth.gov.uk
Sent: 28 August 2019 12:03:34 (UTC+00:00) Dublin, Edinburgh, Lisbon, London
To: gmb-bdn-000913
Subject: Re: Planning Consultation 06/19/0471/F

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NATS means NATS (En Route) plc (company number: 4129273), NATS (Services) Ltd (company number 4129270), NATSNAV Ltd (company number: 4164590) or NATS Ltd (company number 3155567) or NATS Holdings Ltd (company number 4138218). All companies are registered in England and their registered office is at 4000 Parkway, Whiteley, Fareham, Hampshire, PO15 7FL.



Developments Affecting Trunk Roads and Special Roads
Highways England Planning Response (HEPR 16-01)
Formal Recommendation to an Application for Planning Permission

From: Martin Fellows
Operations (East)
planningee@highwaysengland.co.uk

To: Great Yarmouth District Council

CC: growthandplanning@highwaysengland.co.uk

Council's Reference: 06/19/0471/F

Referring to the planning application referenced above, dated 28 August 2019, application for the redevelopment of the Marina Leisure Centre involving: demolition of the existing leisure centre building, erection of a new two storey health & fitness centre comprising, 6 lane competition pool, attendant teaching pool and leisure water with associated water flumes and changing facilities, 4 court sports hall and attendant changing facilities, clip and climb, soft play, café & party room, office and tourist information facility together with ancillary accommodation hard and soft landscaping including cycle and car parking for staff and visitors, service yard waste and recycling facilities, Marina Centre Marine Parade, Great Yarmouth, Norfolk, NR30 2ER, notice is hereby given that Highways England's formal recommendation is that we:

- a) offer no objection;
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);~~
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways Act Section 175B ~~is~~ is not relevant to this application.¹

Signature:



Date: 29 August 2019

Name: Eric Cooper

Position: Spatial Planning Manager

Highways England:
Woodlands, Manton Lane
Bedford MK41 7LW

eric.cooper@highwaysengland.co.uk

Annex A

HIGHWAYS ENGLAND has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

This response represents our formal recommendations with regard 06/19/0471/F and has been prepared by Eric Cooper.

The proposed leisure centre redevelopment is remote from the A47 trunk, so is unlikely to have an impact on its safe operation.

¹ Where relevant, further information will be provided within Annex A.

Helen Ayers

From: Dean A. Minns
Sent: 14 October 2019 14:15
To: Helen Ayers; plan
Subject: FW: 06/19/0471/F
Attachments: pirates cove access 2.pdf

Helen – representation attached.

Thanks
Dean

Planning
Great Yarmouth Borough Council

Email: Dean.Minns@great-yarmouth.gov.uk
Website: www.great-yarmouth.gov.uk
Telephone: 01493 846420



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BOROUGH COUNCIL

LGO Awards

Highly Commended



Highly Commended Finalist in Driving Growth Category of LGC Awards 2019

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From: John [REDACTED] <[REDACTED]@great-yarmouth.gov.uk>
Sent: 14 October 2019 13:47
To: Dean A. Minns <Dean.Minns@great-yarmouth.gov.uk>; Adam Nicholls <adam.nicholls@great-yarmouth.gov.uk>
Cc: Jane E. Beck <Jane.Beck@great-yarmouth.gov.uk>
Subject: Re: 06/19/0471/F

Dear Mr Minns,

I would like to raise a formal objection to the above application.

The plan shows a narrowing of the entry to our southern access ramp which would make it impossible to reverse a vehicle into. If the kerb and verge were to be reduced in length (as I have shown on the plan attached) the access could be maintained. Our access to the site has been eroded over a number of years and the loss of access to the ramp will be the loss of the last possible vehicular access point. I think anyone that visits the site can appreciate that we need some access to be able to function and I would ask GYBC what their solution is if they intend to pursue this application.

The other issue here is the proposed location of a new kiosk at the top of our entrance ramp. We think there is likely to be conflict here when we need to use the ramp for a vehicle or for trade waste as this will be positioned directly in front of the new tenant. I also feel it is entirely unfair to site a new refreshment kiosk at our entrance ramp when we have had to pay a premium for the right to sell drinks at our

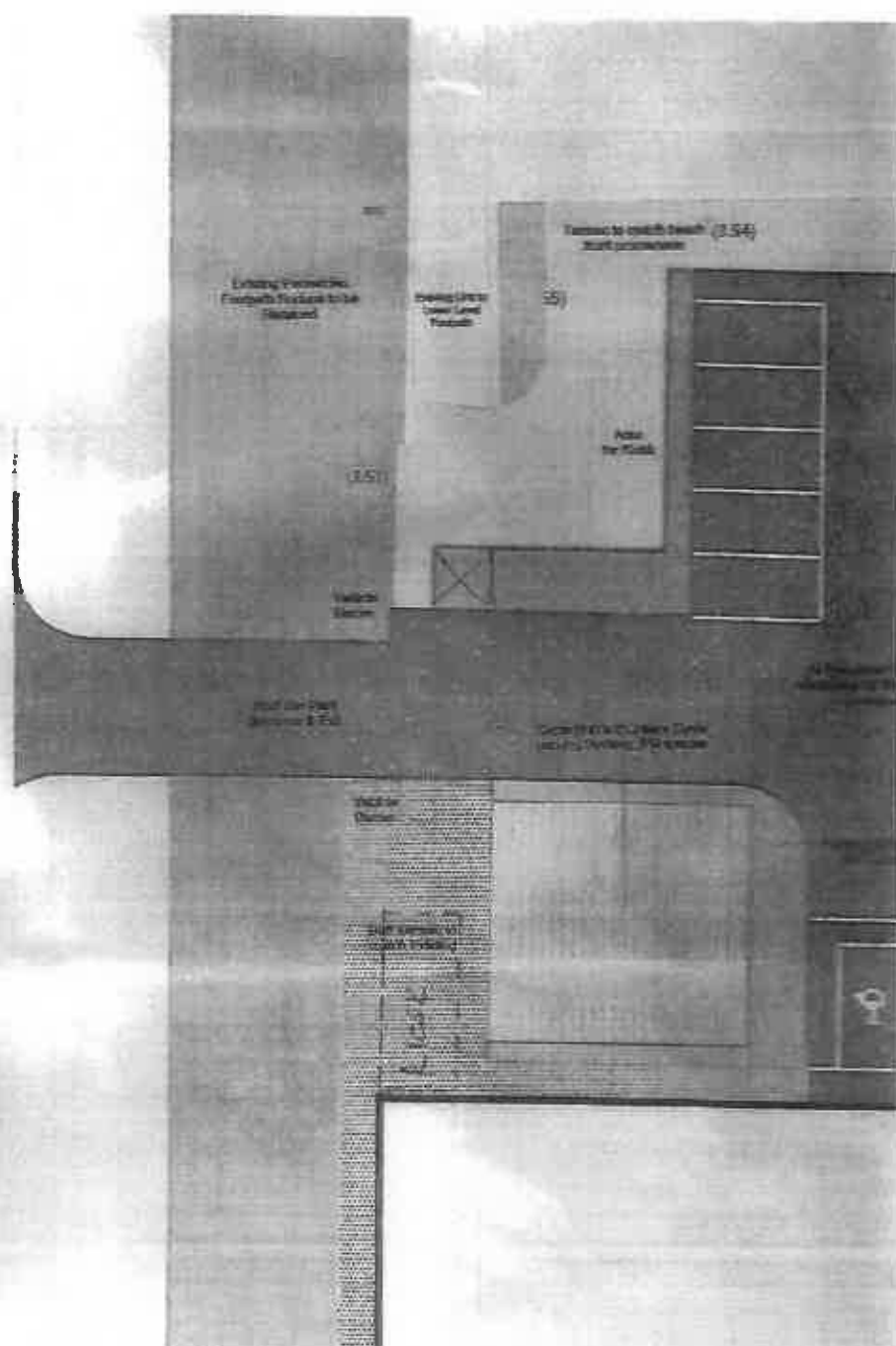
location. If GYBC requires a further location for a refreshment kiosk then it could easily be sited outside the cycle hub (as shown attached) and certainly further away from an existing tenant.

The loss of the public toilets is a concern as there will no longer be a public convenience for 1km of central beach. It would be perfectly feasible to install a temporary, trailer mounted toilet block for the duration of the build and plumb directly into the sewer. Even when the build is complete the new toilets are too close to the Jetty toilets and should be at a more equidistant location between the Tower toilets and the Jetty.

Finally, as the Pirates Cove site drains the footpath surface water, it is imperative that the pumping station and drains remain operative during and after the build to prevent flooding.

Kind regards

John Daniels
Golf Explorations Ltd



Application 06/19/0471/F
Name Steve Roberts
Address 1 Devonshire Rd
Great Yarmouth

Telephone

Email

Response OBJ Object

Speak No

Comments

The quality/ resolution of the plans viewable on the Internet are poor (and the website is very slow) however it appears that GYBC are replacing an ugly building with another smaller ugly building. The reduction in the size of the building seems to be in order to add car parking which is presumably paid parking. In order that GYBC can increase revenues rather than improve the leisure centre facilities.

Change Type

OWPC5405

Transfer

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invalidate**

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1 Devo

Find Consultees

Show All Consultees

Select

The Owner and/or the
Occupier

1 Devonshire Road GREAT YARMOUTH
Norfolk

The quality/resolution of the plans viewable on the internet are poor (and the website is very slow) however it appears that GYBC are replacing an ugly building with another smaller ugly building. The reduction in the size of the building seems to be in order to add car parking which is presumably paid parking. In order that GYBC can increase revenues rather than improve the leisure centre facilities.

Given the prime location of the site I am surprised it has not added features which would increase the attractiveness of the site for multiple purposes such as a cafe roof terrace/garden.

Great Yarmouth generally has few trees / soft landscaping - the redevelopment of the site to make it more attractive with trees etc.

The proposals have not included anything on energy efficiency. Heating a pool is typically 30% of the running costs for a leisure centre and the proposal does not include any proposal for energy efficiency improvement to reduce the running costs. Could this be carbon neutral?

Application 06/19/0471/F
Name Rachel Rope
Address Esplanade Cafe
Site 13, Marine Parade Great Yarmouth
Norfolk NR30 2ER

Telephone [REDACTED]
Email [REDACTED]
Response NOS Subject to Condition
Speak No

Comments

I am the owner of the Esplanade cafe, site 13 Marine Parade, Great Yarmouth and v
On the current plans there are 3 regular toilets and one Disabled facility with public ac
The investment in the new Leisure facility is hoped to improve the area and make it m
A staff car park and service area to the North of the new Leisure Centre have been p
I am also concerned about the disruption to my business while work is ongoing, my bu

Change Type [REDACTED]

OWPC5421

Transfer

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Esplan

Find Consultee

Show All Consultees

I am the owner of the Esplanade cafe, site 13 Marine Parade, Great Yarmouth and while I welcome the proposed redevelopment of the Marina Centre I am concerned that the toilet block to the North of the facility is being demolished without an adequate replacement being provided.

On the current plans there are 3 regular toilets and one Disabled facility with public access from the beachside of the Leisure Centre, the current toilet block has 8 female cubicles, 5 urinals, 4 male cubicles, a disabled toilet and a baby changing facility. Has there been a survey conducted to find out how many people use these toilets? I am asked multiple times a day where the nearest toilet is and if I or my staff need to use them in the height of the summer season it is not unusual to find queues, therefore I would suggest the new provision is grossly inadequate.

The investment in the new Leisure facility is hoped to improve the area and make it more attractive for visitors but this should not be at the expense of other areas of the seafront namely from the Britannia Pier to the start of the Leisure Centre. We have several well established businesses along the Seafront which all need good access to toilet facilities to be viable and I fear that without the adequate provision of toilets and baby changing facilities the area will become less attractive to visitors and the businesses along here will decline.

A staff car park and service area to the North of the new Leisure Centre have been planned, I feel this would be better used to situate a new toilet block with easy access from both the road and beach or if money is a factor surely the designers could leave the current toilet block as it is and fit the new water slide around it.

I am also concerned about the disruption to my business while work is ongoing, my business relies on passing trade so it is essential that the pathway along the sea wall is kept open with possible viewing areas for visitors to see the ongoing construction, hopefully encouraging more people to walk past. I also hope the council will be providing portable toilet facilities along the beach so disruption is kept to a minimum.

Rachel Rope

Esplanade Cafe

Jill K. Smith

From: [REDACTED]
Sent: 24 September 2019 11:06
To: plan
Subject: Marina Centre development

FAO Mr D Minns

Dean,

Good to see you last week, nice to see someone from puzzle palace taking the time to physically introducing themselves with reference to my Input/concerns for the new marina centre.

I have now took the time to do some light reading and have now seen the myriad of documents that are required at this stage to take on a project.

My concerns at this stage are the lack of acknowledgement on the transport plan about disabled access and the none exstant bus service on marine parade.

Secondly, there should be a separate planning form for the construction traffic management plan (CTMP), can you point me in the direction of where this application is or when it will be put through.

Just to confirm, reading into the transport plan, it highlights some areas of high traffic surrounding the marina centre during peak and none peak times for mechanical traffic, but no actual evidence to show the high foot fall surrounding walk ways that give personal of all abilities access routes North and South in order to offer support to walking routes, businesses and the beach.

I say this because I would request walkways be included throughout the various stages of the new build, emphasis placed upon a board walk around the beach, eastern side capable to carry walkers and personnel with different mobility levels.

Your help in all of the above would be appreciated, I will take the time to read into the documents further if necessary.

Regards

Rob Dineley

[REDACTED]

Application 06/19/0471/F
Name Malcolm J. H. Hodds
Address 5 Windsor Avenue
Great Yarmouth NR30 4EA

Telephone [REDACTED]

Email [REDACTED]

Response GC General Comments

Speak No

Comments

I wish to make representations regarding my concerns on the provision of adequate seating for both swimming pool users and spectators, as detailed below, prior to permission being granted for this project.

- The main six-lane competition pool. In the Council's application documents, drawings and specification, it is planned to have 120 seats for competitors and spectators. As Sport England will be making a financial contribution to this scheme, should not their Design Guidance Notes be adhered to, if it is intended to hold regular galas, by providing 150 spectator (minimum) and 180 competitor seats, as detailed on page 48, table 8, in their document?
- The Learner and Leisure water pools. In the application documents there seems to be no provision at all for any fixed or movable seating accommodation for either users or spectators adjacent to these areas. I do feel it is necessary to have some form of seating, especially for the non-swimming parents of children using these areas.

Change Type

OWPC5399

Transfer

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Invalidate**

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5 Wind

Find Consultees

Show All Consultees

I wish to make representations regarding my concerns on the provision of adequate seating for both swimming pool users and spectators, as detailed below, prior to permission being granted for this project.

- The main six-lane competition pool. In the Council's application documents, drawings and specification, it is planned to have 120 seats for competitors and spectators. As Sport England will be making a financial contribution to this scheme, should not their Design Guidance Notes be adhered to, if it is intended to hold regular galas, by providing 150 spectator (minimum) and 180 competitor seats, as detailed on page 48, table 8, in their document?

- The Learner and Leisure water pools. In the application documents there seems to be no provision at all for any fixed or movable seating accommodation for either users or spectators adjacent to these areas. I do feel it is necessary to have some form of seating, especially for the non-swimming parents of children using these areas.

As a premier holiday resort, I consider it would be a retrograde decision for the Council not to provide adequate seating, either permanent or temporary or a mixture of both, in order to encourage the maximum possible use for this complex by residents, visitors and for inter-club competitive events.

Internet Consultees

Application Reference **06/19/047/F**

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultees? ☐

Name **Robert Tread**

Address **Anchor Cafe**

Site 11

Marine Parade

Great Yarmouth

Post Code **NR30 2ER**

Telephone

Email Address

For or Against **OBJ** **Object**

Speak at Committee

I am objecting to planning application 06/19/047/F because of insufficient public toilet facilities in the area of the Leisure Centre.

I have already commented at length during the consultation about the importance of the toilet block to the North of Marine Centre and although there has been some concession for the provision of public toilets on the outside of the new Leisure Centre it will not meet the needs of the amount of visitors we see in this area.

Date Entered **19-09-2019**

Internet Reference **OWPC5429**

Internet Consultees

Application Reference **OWPC5429**[Attachments](#)Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name **Robert Triani**
Address **Anchor Cafe**
Site 11
Marina Parade
Great Yarmouth

Post Code **NR30 2ER**
Telephone
Email Address
For or Against **OBJ** **Object**
Speak at Committee

I run a caf located between the Marina Centre and the Britannia Pier, the toilet block to the North of the Leisure Centre is used by myself, my staff and my customers as well as many other members of the public visiting the various attractions on that section of the seafront, the next closest facilities are a quarter of a mile in either direction which is too far for many of the visitors to the area especially parents with young children, the elderly, people with bowel or prostate problems and pregnant women, the lack of toilet facilities will see a downturn in the number of people using this part of the seafront once people are aware that there are no toilet facilities in the vicinity.

Date Entered **19-09-2019**Internet Reference **OWPC5429**

Internet Consultees

Application Reference **OWPC5429**

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐Name **Robert Trani**Address **Anchor Cafe****Site 11****Marine Parade****Great Yarmouth**Post Code **NR30 2ER**

Telephone

Email Address

For or Against

OBJ **Object**

Speak at Committee

The proposed plan currently shows 3 toilet cubicles at the southern end of the new Leisure Centre that will be available for public use, at 10am on an average day it is not uncommon to find three men using the current block, I can only assume that at the busiest hours of the day that the toilets are being used to capacity and that the provision of just 3 toilets will be completely inadequate for the football in this central location. Have there been any surveys conducted to establish the current usage of the Marina Toilet Block?

A solution would be to leave the existing toilet block in place if the water park fumes could pass above or near to

Date Entered **19-09-2019**Internet Reference **OWPC5429**

Internet Consultees

Application Reference: Invalid Consultee Comment? ☐Copy to existing Consultee? ☐Name: Address: Post Code: Telephone: Email Address: For or Against: ☒ OBJ ☐ ObjectSpeak at Committee:

the toilet block. There could still be a fenced enclosure for the new centre but with the structure of the old toilet block falling within the enclosure, the original brick could be rendered or covered in suitable material to blend with the new structure.

Withstanding the quantity of toilet facilities available, it is also essential that facilities are continuously available throughout the construction period, the Marina Centre may be closed and demolished but our businesses will still be open as will the rest of Yarmouth seaford. we will expect to be provided with temporary facilities during the closure.

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This again would suit the retention of the existing block as it may only need to be closed during demolition which hopefully would be over the winter. I expect to see the usual constructors courtesy, with suitable measures put in place to enable the continued use of public footpaths and walkways, minimal trucks blocking the busy seafront road as well as observation gaps in any fence so that the many thousands of visitors that are being inconvenienced by this work can follow its progress.

I would also like to point out that it appears the current footpath area and width are being retained at the North end of

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the Leisure Centre, this is extremely narrow, especially near the existing toilet block and along the car park. Yarmouth seafront is popular with those that need wheelchairs, mobility scooters or that have some difficulty walking due to its completely flat environment. The current footpath is too narrow at the car park, it was reduced to this size to allow for the car park and is only functional because people walk through the car park as well, therefore this may well become a pinch point under the current plans.

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to allow for the car park and is only functional because people walk through the car park as well, therefore this may well become a pinch point under the current plans.

Robert Trani**Anchor Cafe**Date Entered **19-09-2019**Internet Reference **OWPC5429**

Internet Consultees

Application Reference **03-09-2019**

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name **Robert Dinsley**

Address **108 Caister Rd**

Post Code **NR30 4DP**

Telephone

Email Address

For or Against **NOS** Subject to Condition

Speak at Committee

I own a small business on the esplanade and directly next to the marina centre on the southern car park. I want to give my fullest support to the new proposals and hope that we can see a fantastic new build

My concerns revolve around the cloud of demolition, football and what its.

The demolition phases will have an impact on my business. although we usually close in the winter months I just need to be made aware of the planning stage and dates for this period.

Will the demolition vehicles and personnel be set up on the carpark next to the cafe. if this is something that will

Date Entered **03-09-2019**

Internet Reference **0WPC5320**

Internet Consultees

Application Reference: **OWPC5320**

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name: **Robert Dinsley**

Address: **108 Caister Rd**

Post Code: **NR30 4DP**

Telephone:

Email Address:

For or Against: **NOS** Subject to Condition

Speak at Committee

have a direct impact on me and for how long.

If the football is reduced significantly I will find it difficult to trade and want to know if any thought has been given to applying a rent reduction for the period of work start to finish.

The what ifs, what if the demolition goes into the start of the new season, what if my business has been left out on a limb to stop fit fall. What if all the vehicles put off personnel using the area

Probably plenty more, can we look at placing a wooden walkway around the marina centre on the beach for safe

Date Entered: **03-09-2019**

Internet Reference: **OWPC5320**

Internet Consultees

Application Reference **OWPC5320**

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name **Robert Dineley**

Address **108 Calster Rd**

Post Code

Telephone

Email Address **teeup4bob@aol.com**

For or Against **NOS** ☒ **Subject to Condition**

Speak at Committee

movement along the beach front

I now have time to look into the finer details but have yet not been able to get stuck into the details of the new build. I did attend meetings early this year and know some design details have changed.

My first point is, to keep in line with a nice new build does this mean the council will start to through weight behind other business owners to kick start or developers their business interests. Is the block of flats above the Silver

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Internet Consultees

Application Reference

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Name

Address

Post Code

Telephone

Email Address

For or Against ☐ NOS ☐ Subject to Condition

Speak at Committee

I now have time to look into the finer details but have yet not been able to get stuck into the details of the new build. I did attend meetings early this year and know some design details have changed.

My final point is, to keep in line with a nice new build does this mean the council will start to through weight behind other business centers to kick start or developers their business interests, is the block of flats above the Silver Slipper or the Empire. To mention a couple.

Date Entered

Internet Reference

Internet Consultees

Application Reference **031804745**

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name **Robert Dineley**

Address **108 Caister Rd**

Post Code **NR30 4DP**

Telephone

Email Address

For or Against **GC** **General Comments**

Speak at Committee

As yet there is no mention of the car parking facilities for the future or membership costs

Can this be highlighted before planning

Date Entered **03-09-2019**

Internet Reference **01WPC5321**

Internet Consultees

Application Reference **OWPC5309**

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐Name **John Daniels**Address **Pinates Cove Adventure Golf****Marine Parade****Great Yarmouth****Norfolk**Post Code **NR30 2ER**

Telephone

Email Address

For or Against **NOS** Subject to Condition

Speak at Committee

We currently have an access ramp to the south of Pinates Cove for pushchairs/wheel chairs. At other times it serves as our only access point for a vehicle and is just large enough now to get a truck in when necessary for the removal of garden waste, machinery etc. With the introduction of the parking prohibition on the pavement outside our entrance this ramp is essential to the operation of the attraction. It appears from the plans that the ramp is to be reduced and our access denied. Please can someone clarify what the intention is here and what can be done to ensure our future access.

Date Entered **02-09-2019**Internet Reference **OWPC5309**

Jill K. Smith

From: John [REDACTED]
Sent: 02 September 2019 14:48
To: plan
Subject: FW: application 06/19/0471/F

From: John
Sent: 02 September 2019 13:27
To: dam@great-yarmouth.gov.uk <dam@great-yarmouth.gov.uk>; Tim J. Noble <Tim.Noble@great-yarmouth.gov.uk>; Jane E. Beck <Jane.Beck@great-yarmouth.gov.uk>
Subject: Re: application 06/19/0471/F
Dear Dean,

I write in relation to the redevelopment of the Marina Centre. Please can you clarify the situation with regard to the southern vehicle/disabled access ramp to Pirates Cove? It looks a little ambiguous from the plans as different plans appear to show different designs.

The ramp is our only wheelchair and pushchair access for patrons. Since the introduction of the parking/stopping prohibition on the pavement it is also our only vehicular access. As it is just enough space to back a truck into to enable the removal of garden waste and construction materials/tools to the site. It is also the only place that Norse can collect our trade waste from. The attraction is approx 1 acre of landscaped gardens so does require regular vehicular access in order to operate. It is necessary for maintenance/cleaning on a daily basis but also for construction and improvements to take place when the course requires it. The ramp is essential nowadays and without vehicular access we simply couldn't function.

One of the plans shows a reduced length ramp (to the point where we wouldn't get a vehicle in) and one shows a different shape altogether. I would be very grateful if you could clarify what is happening here and what our proposed access will be. If necessary I would be happy to meet you on site to discuss.

On another point I think it would be beneficial if the new public toilets could be sited more towards the northern end of the complex so as to provide a more equidistant spacing between the WC's at Euston road and the Jetty.

Kind regards

John Daniels
Pirates Cove Golf
[REDACTED]

