

**Reference:** 06/17/0469/F

**Ward:** Great Yarmouth

**Officer:** Mrs Gemma Manthorpe

**Expiry Date:** 16<sup>th</sup> December 2017

**Applicant:** Mr P Thompson

**Proposal:** Mixed use development incorporating 15 three bed houses, 8 one and two bedroom flats leisure area and 10 retail units.

**Site:** Land between 90 and 102 Regent Road Great Yarmouth

## **1. REPORT**

- 1.1 The application is a full application for a mixed use development. The development as proposed seeks to incorporate 23 no. dwellings, one leisure unit (use class D2) and 10 no. retail units (use class A1). The site is the former Regent Superbowl and indoor market site which suffered a catastrophic fire in August 2016. Since the fire the site has been cleared and is fenced off and secured.
- 1.2 The site is located within the St Georges Conservation area as defined under the Planning (Listed Building and Conservation Areas) Act 1990. To the east of the application site, but not adjoining the site, is a Grade II listed building.
- 1.3 There is extensive history on the site which available to view on the file or online. Most of the history is not relevant to the current application given the current status of the land being cleared. There has been a previous application on the site in 2017 for a mixed use development comprising 49 one and two bedroom dwellings, a leisure area, market stalls, café and public toilets. The application was withdrawn by the applicant on the 7<sup>th</sup> June 2017.

## **2. Consultations :-**

- 2.1 **Neighbours** – There have been no objections to the application however a nearby resident commented on the development which is attached in full to this report. The comments are summarised as noting that it would have been nice to see a larger leisure unit and what is going to be located within the leisure unit. The commentator goes on to state that Great Yarmouth needs to provide more to the local tourism and it appears that housing is more important than getting people to the town on holiday. Albion Road is a busy road which is not suitable to accommodate the deliveries.

- 2.3 **Norfolk County Council as Highway Authority** – Following the submission of a revised plan, drawing number 17004-0250 Rev B, the Highway Authority do not object to the application and request that conditions and informative notes are appended to any grant of permission the Local Planning Authority is minded to make.
- 2.4 **Police Architectural Liaison Officer** – Full and comprehensive comments have been received to the current application. It is strongly recommended to the applicant that uncontrolled public access to both stairways from Regent Road must not be permitted and must be controlled access at all times.
- 2.5 **Conservation** - This scheme has been developed in consultation with Development Control and Conservation and can be supported. Approval of materials is crucial to the scheme, white mortar, red multi brick with slate roofs and powder coated aluminium shutters for the shopfronts and aluminium windows. The hard and soft landscaping should also be conditioned.
- 2.6 **Norfolk County Council Education** – The application falls under the size threshold for education contributions.
- 2.7 **Norfolk County Council Fire** – Based on the location, the infrastructure that is already in place and the number of dwellings no, fire hydrants will be required.
- 2.8 **Norfolk County Council Library** - A development of 23 dwellings would place increased pressure on the existing library service particularly in relation to library stock, such as books and information technology. This stock is required to increase the capacity of Great Yarmouth library. It has been calculated that a development of this scale would require a total contribution of £1,725 (i.e. £75 per dwelling). This contribution will be spent on IT infrastructure and equipment at Great Yarmouth.
- 2.9 **Norfolk County Lead Local Flood Authority** – Having reviewed the revised Drainage Strategy (Canham Consulting, Drainage Strategy 209419 P3, October 2017) we are therefore able to remove our objection to this application subject to conditions being attached to any consent if this application is approved. We recognise that the Local Planning Authority is the determining authority, however to assist, we suggest the following wording:

Condition:

Prior to commencement of development, in accordance with the submitted Drainage Strategy (Canham Consulting, Drainage Strategy 209419 P3, October 2017) the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

I. Surface water runoff rates will be attenuated to 30 l/s as required by Anglian Water (Pre-Planning Assessment Report, October 2017)

II. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including allowances for climate change, flood event. A minimum storage volume will be provided as detailed in the 'Indicative Surface Water Drainage Plan 209419-SK303- P1' (Canham Consulting, November 2017) and appendix C of the Drainage Strategy.

III. Detailed designs, modelling calculations and plans of the drainage conveyance network (Ref: Canham Consulting, Indicative Surface Water Drainage Plan 209419- SK303-P1, November 2017) in the:

1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.

1 in 100 year critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.

IV. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1 in 100 year return period.

V. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding.

VI. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C697, 2007), or the updated SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.

VII. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development, as detailed in Appendix E, Canham Consulting, Drainage Strategy 209419 P3, October 2017.

Reason:

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

2.10 **Anglian Water** – No comments had been received at the time of writing.

2.11 **UK Power** – No objection.

2.12 **Natural England** – No comments to make.

2.14 **Great Yarmouth Borough Council Affordable Housing** – The application would be subject to a 10% affordable housing contribution on site should planning permission be granted.

2.16 **Great Yarmouth Borough Council Local Authority s106** - The policy requirement for public open space is 40 square metres to be provided per dwelling or payment in lieu of open space on site. Payments in lieu of open space shall be utilised for the maintenance, improvement or provision of open space within the locality of the development. The current application does not provide any open space on site and as such a payment of £480 per dwelling is sought as payment in lieu.

There is no provision for children's play on site. A payment in lieu of the provision is required at £920 per dwelling (excluding one bedroom dwellings) to comply with policy. The payment shall be utilised for the maintenance, improvement or provision of childrens recreation within the locality of the development.

Due to increased pressure on sensitive sites and in accordance with Policy CS14 of the Core Strategy £50 per dwelling is required as a Natura 2000 payment.

2.17 **Norfolk County Council Green Infrastructure** - As outlined in the Norfolk County Council Planning Obligations Standards (April 2016), the scope of the County Council's green infrastructure responsibilities include:

- Public Rights of Way
- Norfolk Trails
- Ecological Networks

Green infrastructure should be included within the proposed site in line with local policy. Connections into the local Green Infrastructure (GI) network, including Public Rights of Way and ecological features, should be considered alongside the potential impacts of development. We would advise the Local Planning Authority that a maintenance/mitigation contribution or commuted sum for new and existing GI features may be required in addition to the County response, in order comply with local policy. Thus allowing the local GI network to facilitate the development without receiving negative impact and equally, allow the development to integrate and enhance the existing network.

2.18 **Strategic Planning** - This proposal seeks to revise the previous withdrawn application (ref. 06/17/0121/F), by significantly reducing the extent of development on site - decreasing number of residential units from 49 to 23, and reducing the floor space and number of units for retail and leisure use.

The principle of this development is supported by the Local Plan Core Strategy. It proposes a mixed-use scheme that efficiently diversifies the site into a cluster of uses including retail, leisure, community and residential within

Great Yarmouth town centre. This is generally compliant with Core Strategy Policy CS7 (d).

The revised scheme significantly reduces the extent of development which may question the overall efficiency in the use of the land (as sought in Core Strategy Policy CS3g)) given its location within the Main Town of Great Yarmouth and its potential to provide a well-designed mixed use development at a higher density. However, this needs to be considered in the context of the submitted Planning Supporting Statement which explains that the revised scheme addresses “comments from the Council and issues surrounding viability”.

The principle of developing new residential units in Great Yarmouth is supported by Core Policy CS2 and should be taken alongside the context of the Borough suffering from serious under-delivery against its adopted housing targets, and furthermore alongside the NPPF which seeks to “boost” significantly the supply of housing (para 47) and the Housing White Paper (Feb 2017) which indicates that great weight should be given to development of windfall housing sites.

- 2.19 **Environmental Health** – The development does not appear when scaling the drawings to meet the Technical Housing Standards – national described standards (DCLG March 2015); no scale drawings of the flats have been submitted.

Should planning permission be granted a pre commencement condition (in full at response dated the 17<sup>th</sup> August 2017) should be placed on any grant of planning permission. The hours of work should also be conditioned.

### **3. National Planning Policy Framework**

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

- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities.

3.4 Paragraph 17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);

(extract only)

3.5 Paragraph 56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

3.6 Paragraph 111. Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. Local planning authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land.

3.7 Paragraph 129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

3.8 Paragraph 150. Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities. Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.

- 3.9 Paragraph 137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that reserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 3.8 Paragraph 206. Planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

#### **4. Saved Great Yarmouth Borough-Wide Local Plan Policies (2001)**

- 4.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):
- 4.2 Paragraph 215 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.
- 4.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.
- 4.4 HOU16: A high standard of layout and design will be required for all housing proposals.

#### **5. Core Strategy:**

- 5.1 **Policy CS1:** This policy promotes sustainable communities and development which would complement the character of an area.
- 5.2 **Policy CS2:** This policy identifies the broad areas for growth by setting out the proposed settlement hierarchy for the borough. CS2 seeks to ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements:

Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth.

5.3 **Policy CS3:** To ensure that new residential development in the borough meets the housing needs of local people, the Council and its partners will seek to:

a) Make provision for at least 7,140 new homes over the plan period. This will be achieved by (inter alia a-g.)

c) Ensure that new commercial development for employment, retail and tourism uses is distributed in accordance with Policies CS6, CS7, CS8 and CS16.

(extract)

5.4 **Policy CS4:** The need to provide additional affordable housing is one of the greatest challenges facing the borough. To ensure that an appropriate amount and mix of affordable housing is delivered throughout the borough, the Council and its partners will seek to: (partial)

b) Ensure that affordable housing is either:

- Provided on-site using this contribution to deliver homes of a type, size and tenure agreed by the developer and the local authority based on local evidence and where appropriate, delivered in partnership with a Registered Provider; or
- Provided via an off-site financial contribution, in exceptional circumstances

c) Ensure that new affordable housing, when provided as part of a market housing site, is well integrated into the development in terms of its design and layout.

(extract)

5.5 **Policy CS7:** Overall, the majority of town, district and local centres within the borough are performing well, despite the national economic downturn. To enable them to continue to compete with centres outside of the borough, out-of-town retailers and the internet, the Council will:

d) Aim to improve the vitality and viability of our town and district centres by:

- Safeguarding the retail function and character of each centre. Primary, Secondary and Holiday Shopping frontages will be identified in the Development Policies and Site Allocations Local Plan Document where appropriate
- Enhancing the appearance, safety and environmental quality of the centres
- Encouraging a diversity of uses within each centre, enabling a wide range of retail, leisure, social, educational, arts, cultural, office, commercial and where appropriate, residential uses

- Supporting small and independent businesses, including retaining and enhancing important local markets
- Promoting the short and long-term reuse of vacant buildings
- Enhancing the early evening economy
- Improving access to the centre by sustainable modes of transport and encouraging multi-purpose trips

(extract)

5.6 **Policy CS10:** The character of the borough is derived from the rich diversity of architectural styles and the landscape and settlement patterns that have developed over the centuries. In managing future growth and change, the Council will work with other agencies, such as the Broads Authority and Historic England, to promote the conservation, enhancement and enjoyment of this historic environment by:

a) Conserving and enhancing the significance of the borough's heritage assets and their settings, such as Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, archaeological sites, historic landscapes including historic parks and gardens, and other assets of local historic value

(extract)

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

c) Assess all development proposals and encourage early engagement with service/utility providers to establish whether any infrastructure or infrastructure improvements are needed to mitigate the impacts of the proposed development

d) Ensure that the relevant improvements to local infrastructure are made by the developer. Where this is not practical financial contributions will be sought

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

f) Make certain that new developments for which a planning obligation is necessary does not take place until a planning obligation agreement has been secured and approved. Payments should be made in a timely and fair manner to minimise the impact on existing services and infrastructure

6. **Legislation - Planning (Listed Buildings and Conservation Areas) Act 1990**

6.1 s72 General duty as respects conservation areas in exercise of planning functions.

(1)In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of] any of the provisions mentioned in subsection

(2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

## 6.2 s66 General duty as respects listed buildings in exercise of planning functions.

(1)In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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.

## 7. **Appraisal**

7.1 The site is located on Regent Road which functions as a pedestrianised leisure and shopping corridor that links Great Yarmouth's town centre with its seafront. Units on Regent Road are characteristically more seasonal in their offer further eastwards towards the seafront, the partition of Nelson Road typically dividing the length of Regent Road into 'all year round' or 'summer-seasonal' shopping areas.

7.2 It is considered that securing a mix of ground floor retailing at this location will help to reduce the seasonality of Regent Road. The continuation of active retail and/or leisure uses along Regent Road frontage will help to maintain its vibrancy and character. In addition, the concentration of further residents in this locale may help to stimulate more ground floor commercial activity improving its vitality.

## 8. **Assessment**

8.1 The application is a full application for a mixed use development comprising 15 three bedroom houses, 8 one and two bedroom flats, 10 retail units fronting Regent Road and a leisure area fronting Regent Road. The flats will face north onto Regent Road and will extend to the first floor above the retail units. The accesses to the flats will be from two points both off Regent Road. The houses as proposed will be accessed from Albion Road with two separate vehicular accesses each to parking areas for the dwellings within. Two of the houses will have a front door access from Albion Road.

8.2 The application is a revision from a previously withdrawn application submitted earlier this year. The number of residential units has been considerably reduced from 49 proposed residential dwellings. Strategic Planning have not objected to the application but have commented on the need to make best use of land in relation to the decrease in the number of units proposed. The previous application received a number of objections owing to the proposed height which was not commensurate to what was previously in situ prior to the

fire. Although sites such as this can yield a high number of dwellings the density of the current application is in keeping with the nearby residential area and is deemed acceptable. The height of the current application, with specific reference the Regent Road frontage, is in keeping with the character of the area and no longer has an overbearing dominance within the street scene.

- 8.3 The Albion Road section of the development has a 1.8m brick wall, set in to allow for visibility splays to be provided at the vehicular accesses. The inclusion of a brick built wall at this boundary gives a more pleasing aesthetic and creates a cohesive form of development which, while in keeping with the urban character, seeks to differentiate the development from the existing arrangement of dwellings. Albion Road and the surrounding residential roads are typified by urban density and are predominately residential dwellings. The existing dwellings vary in type, size and external appearance and as such the walled frontage to the proposed development broken up by the accesses and the two gable ends will contribute positively to the street scene.
- 8.4 The three bedroom houses as proposed are annotated on the submitted plans as 100m<sup>2</sup> over 2.5 stories, it is noted that when scaling from the plans the units were smaller than this at just over 91m<sup>2</sup>. The houses all have private rear gardens with separate rear access. The boundary treatments between the properties as proposed are timber fencing to a height of 1.8m. The boundary to the rear accesses of the retail and leisure units is 1.8m high brick wall. This will provide additional demarcation between the two elements of the development and would be conditioned should the application be approved.
- 8.5 There are no objections to the development from Norfolk County Council Highways department following minor amendments to the scheme. There are 19 parking spaces, inclusive of one garage, proposed with the development. The conditions requested from highways would secure the provision of the access and parking in accordance with the submitted plan. The development is located within a sustainable location and as such the level of parking as applied for is deemed acceptable to Highways standards. The 8 no. flats do not have any parking associated with them, which as per previous, is acceptable given the sustainable location of the proposed development. Areas for cycle parking are shown for some of the retail units and the houses as proposed.
- 8.6 Comments received from Environmental Health state that the flats do not comply with their requisite size standards. The size standards that have been applied to the one bedroom flats are for two person occupancy with 37m<sup>2</sup> as the size requirement for single person occupancy. As it cannot be assumed that two persons will occupy the units and it is accepted planning policy to seek to provide a variety of sizes of accommodation to suit different demographics the application of the larger size is inappropriate in relation to planning. The flat sizes as proposed are, as annotated on the submitted plans as follows:

2 x 66m<sup>2</sup> 2 Bedroom Units  
2 x 64m<sup>2</sup> 2 Bedroom Units

#### 4 x 39m2 1 Bedroom Units

The internal measurements as taken from the plans do not show these sizes and show the units as smaller. There are no adopted size requirements within Local or National Planning Policy and as such there are none that should be robustly applied. The units, as shown by the drawings, are an adequate size, in the absence of adopted planning policy on sizes, to provide residential accommodation. Policy CS3 seeks to ensure that new housing addresses local housing need by incorporating a range of different tenures, sizes and types of homes to create mixed and balanced communities and therefore the development as proposed is in accordance with this policy.

- 8.7 The Regent Road frontage will, at ground floor level, comprise the 10 retail units and the leisure unit. Should the application be approved the units will be conditioned to be A1 retail and D2 Assembly and leisure. The uses are, as per the Planning Portal, as follows:

A1 Shops - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.

D2 Assembly and leisure - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

There is currently no proposed use for the D2 leisure unit however a use within the class can be conditioned. It is also recommended that should the application be approved the permitted rights to change the use of the premises is removed. This is to ensure the vitality of the Regent Road frontage.

- 8.8 As per paragraph 6.1 of this report there is a duty, when deciding planning applications within conservation areas, to pay special attention to the preservation and enhancement of the conservation area. The application has been assessed in line with s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The flats to the first floor of the retail units include, at 4 units, balconies with glass balustrades. These, coupled with the design giving four street facing gable ends, break the frontage and the roof line of the development. There is a listed building within the vicinity of the application and as such special regard for the desirability of preserving the setting of the listed building and ensuring that, in accordance with s66 at paragraph 6.2 of this report, the application has been assessed with this in mind; the application has no significant adverse impact on the character or setting of the listed building. The improvements to the site will enhance the conservation area and, by seeking to bring additional trade to the area should assist in maintaining the viability of the listed building. There will be no detrimental impact on the character or the setting of the listed building by the development as proposed.

- 8.9 The use of glass at the ground floor Regent Road frontage adds to the vitality of the shopping corridor which leads people from the Town Centre to the seafront. It is recommended, in line with the conservation officers comments, that the shutters, as noted within the proposed materials, to be affixed to the retail units are powder coated aluminium which should seek to maintain some of the benefit of the retail function when closed by offering a light and appealing enhancement as opposed to utilitarian shutters that fail to provide the required enhancements.
- 8.10 The materials as proposed include red brick in accordance with the Conservation Offices recommendation with white or stone through coloured render as identified on the submitted plans. The mortar proposed is grey although the Conservation Officers recommendation is white and therefore this shall be requested to be amended to ensure that the development provides as much of an enhancement to the area as possible. The windows at the Regent Road elevation are proposed as aluminium which is the preferred material in this location. UPVC is an acceptable material which is commonly employed in developments and as such the use of UPVC as proposed to the Albion Road elevations is acceptable given different considerations.
- 8.11 The application site is a sustainable one where a mixed use development can be supported. The vitality and commercial nature of Regent Road is being retained and should be conditioned to ensure that this continues. The uses of the site as proposed are complementary and could serve to create a shopping frontage with more year round appeal to the benefit of the area. The development of the site to provide residential dwellings within the town centre is in accordance with the Core Strategy and the redevelopment of brownfield sites is supported by both Local and National Planning Policy.

## **9. Recommendation**

- 9.1 It is recommended to approve the application subject to all conditions as requested by consulted parties, noted within the report and any required to secure an adequate form of development. The permission should not be issued until the signing of a s106 agreement securing policy compliance obligations as set out in the report to include payment in lieu of public open space and childrens recreation, Natura 2000 contribution, affordable housing (notwithstanding information within submission affordable housing provision to be negotiated) and library contributions. In the absence of a detailed requirement Norfolk County Council GI is not being sought.
- 9.2 The reasons for recommending the approval of the application is that it is a sustainable development utilising brownfield land in accordance with the National Planning Policy Framework and it complies with policies CS1, CS2, CS3, CS4, CS7, CS9 and CS14 of the Core Strategy.

## Internet Consultees

Application Reference 06/17/0469/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Emma Lamb

Address 85 Albion Road

Great Yarmouth

Norfolk

Post Code NR30 2HU

Telephone

Email Address

For or Against NOS Subject to Condition

Speak at Committee

I feel that although Mr Thompson has changed his plans, and has seemed to take on board some of the comments which were previously made, I believe there are still some concerns which should be raised with him. Firstly I am in favour of the retail units and leisure unit. However it would have been nice to see a larger leisure unit and Mr Thompson's plans to what will be included in this unit. Great Yarmouth does need to provide more to the local tourism and it seems that housing is more important rather than getting people here on holiday. There are so many empty retail units in the town centre so surely trying to fill the ones on Regent Road will be difficult. Further as a mother to young children, there is not much for residents to do all year round which is affordable since Great Yarmouth is a low wage town. I see that the number of houses/flats have dropped to 23 but again Albion Road is a very busy road.

Date Entered 18-08-2017

Internet Reference OWPC1222

## Internet Consultees

Application Reference 06/17/0469/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Emma Lamb

Address 85 Albion Road

Great Yarmouth

Norfolk

Post Code NR30 2HU

Telephone

Email Address

For or Against NOS Subject to Condition

Speak at Committee

Thompson's plans to what will be included in this unit. Great Yarmouth does need to provide more to the local tourism and it seems that housing is more important rather than getting people here on holiday. There are so many empty retail units in the town centre so surely trying to fill the ones on Regent Road will be difficult. Further as a mother to young children, there is not much for residents to do all year round which is affordable since Great Yarmouth is a low wage town. I see that the number of houses/flats have dropped to 23 but again Albion Road is a very busy road, considering all the deliveries it will need to conduct for the existing and new businesses, surely the infrastructure is not all that suitable for that amount of additional houses and flats. I feel that Mr Thompson has not considered the community at all.

Date Entered 18-08-2017

Internet Reference OWPC1222

**via e-mail**  
Planning Services  
Development Control  
**Great Yarmouth Borough Council**  
Norfolk,  
NR30 2QF

NCC contact number: 0344 800 8020  
Textphone: 0344 800 8011

Your Ref: 06/17/0469/F  
Date: 30 November 2017

My Ref: FWP/17/6/5549  
Tel No.: 0344 800 8020  
Email: [llfa@norfolk.gov.uk](mailto:llfa@norfolk.gov.uk)

Dear Mrs Manthorpe

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

**Mixed use development incorporating 15 three bed houses, 8 one and two bedroom flats, leisure area and 10 retail units at 90 and 102 Regent Road (land between) GREAT YARMOUTH Norfolk NR30 2AH**

Thank you for your consultation on the above site, received on 20 October. We have reviewed the application as submitted and wish to make the following comments.

We note the submission of a revised drainage strategy (Canham Consulting, Drainage Strategy 209419 P3, October 2017). We previously objected and requested that the following issues were addressed:

- Provision of geotechnical information to determine whether material on site has infiltration potential. These should be representative of on-site conditions. If there is infiltration potential and there is an unsaturated zone that would enable infiltration to occur we would expect detailed infiltration testing to be undertaken in line with BRE 365.
- Provision of calculations and cross referenced plans of the onsite drainage network to confirm that it can accommodate a 1 in 1 and 1 in 100 year event plus climate change
- Confirmation that Anglian Water will accept a run off rate of 50 l/s to ensure that events up to a 1 in 100 year event plus climate change can be accommodated in the offsite combined sewer without causing flood risk onsite or elsewhere.
- Provision of information on how the proposal manages the 1 in 100 (plus Climate Change) year events including flow routing, storage, and property threshold levels to establish that flooding does not occur in any part of a building (including a

basement) or in any utility plant susceptible to water within the development; and that all water is contained within the site.

Having reviewed the revised Drainage Strategy (Canham Consulting, Drainage Strategy 209419 P3, October 2017) we have the following comments to make:

- Infiltration testing has been carried out and the results indicate that shallow infiltration is achievable. The applicant has stated that the surface water from the car parking areas will be directed to permeable paving and has submitted micro drainage calculations to confirm this. We view this as reasonable.
- The applicant has provided drawings of the pipe network, attenuation tank and permeable paving alongside micro drainage calculations to confirm that the surface water system is able to accommodate an event up to 1 in 100 year event plus 40% climate change.
- Anglian Water have confirmed that they are able to accept a discharge rate of 30 l/s to their combined sewer system
- A maintenance and management plan has been submitted (Appendix E, Canham Consulting, Drainage Strategy 209419 P3, October 2017) which details the responsibility, type and frequency of maintenance.

We are therefore able to remove our objection to this application **subject to conditions being attached to any consent** if this application is approved. We recognise that the Local Planning Authority is the determining authority, however to assist, we suggest the following wording:

**Condition:**

Prior to commencement of development, in accordance with the submitted Drainage Strategy (Canham Consulting, Drainage Strategy 209419 P3, October 2017) the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

- I. Surface water runoff rates will be attenuated to 30 l/s as required by Anglian Water (Pre-Planning Assessment Report, October 2017)
- II. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including allowances for climate change, flood event. A minimum storage volume will be provided as detailed in the '*Indicative Surface Water Drainage Plan 209419-SK303-P1*' (Canham Consulting, November 2017) and appendix C of the Drainage Strategy.

- III. Detailed designs, modelling calculations and plans of the drainage conveyance network (Ref: Canham Consulting, Indicative Surface Water Drainage Plan 209419-SK303-P1, November 2017) in the:
- 1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.
  - 1 in 100 year critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.
- IV. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1 in 100 year return period.
- V. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding
- VI. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C697, 2007), or the updated SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.
- VII. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development, as detailed in Appendix E, Canham Consulting, Drainage Strategy 209419 P3, October 2017.

**Reason:**

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

Further detailed comments can be found in the attached Annex.

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

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

Yours faithfully

Mark

**[www.norfolk.gov.uk](http://www.norfolk.gov.uk)**

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*Continued.../*

Mark Henderson  
Flood Risk Officer

Lead Local Flood Authority

***Disclaimer***

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

Gemma Manthorpe  
Great Yarmouth Borough Council  
Town Hall  
Hall Plain  
Great Yarmouth  
Norfolk  
NR30 2QF

Your Ref: 06/17/0469/F  
Date: 26 September 2017

My Ref: 9/6/17/0469  
Tel No.: 01603 638070  
Email: stuart.french@norfolk.gov.uk

Dear Gemma

**Great Yarmouth: Mixed use development incorporating 15 three bed houses, 8 one and two bedroom flats, leisure area and 10 retail units  
90 and 102 Regent Road (land between) GREAT YARMOUTH Norfolk NR30 2AH**

Thank you for your recent notification of submission of a revised plan, drawing number 17004-0250 Rev B, with respect to the above application.

Having reviewed the plan I would advise that, in highway terms only I have no objection to the proposals but I would recommend the following conditions and informative notes be appended to any grant of permission your Authority is minded to make.

SHC 08 Prior to the first occupation/use of the development hereby permitted the vehicular accesses shall be provided and thereafter retained at the position shown on the approved plan (drawing number 17004-0250 Rev B) in accordance with the highway specification (Dwg. No. TRAD 1) attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.

SHC 09 Vehicular and pedestrian (and cyclist) access to and egress from the adjoining highway shall be limited to the access(es) shown on drawing number 17004-0250 Rev B only. Any other access(es) or egresses shall be permanently closed, and the footway / highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority, concurrently with the bringing into use of the new access.

*Continued/...*

Reason: In the interests of highway safety.

- SHC 13V Prior to the first occupation/use of the development hereby permitted (any access gate(s), bollard, chain or other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway.

Reason: To enable vehicles to safely draw off the highway before the gate(s) or obstruction is opened.

- SHC 17 No part of the proposed structure (to include fascia board / rainwater goods and guttering) shall overhang or encroach upon highway land and no gate / door / ground floor window if installed shall open outwards over the highway.

Reason: In the interests of highway safety.

- SHC 19 Prior to the first occupation/use of the development hereby permitted the visibility splays shall be provided in full accordance with the details indicated on the approved plan (drawing number 17004-0250 Rev B). The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety.

- SHC 24 Prior to the first occupation/use of the development hereby permitted the proposed access, on-site car and cycle parking and turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

- SHC 28 Development shall not commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

Reason: To ensure adequate off-street parking during construction in the interests of highway safety.

- SHC 36V The proposed existing highway boundary(ies) shall be marked out on site prior to commencement of construction of any part of the development fronting the highway.

Reason: To prevent structures being erected within the highway boundary.

*Continued/...*

SHC 39AV Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works (footway works including vehicle crossover removal/provision to the footway on Albion Road fronting the development) have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

SHC 39B Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway network is adequate to cater for the development proposed.

Inf.1 It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained and typically this can take between 3 and 4 months. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich, tel: 0344 800 8020 .

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

If required, street furniture will need to be repositioned at the Applicant's own expense.

Inf. 4 This proposal involves excavations adjacent to the public highway. It is an OFFENCE to carry out any works that may affect the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the Applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Please contact the Streetworks Co-ordinator (North) on 0344 800 8020.

*Continued/...*

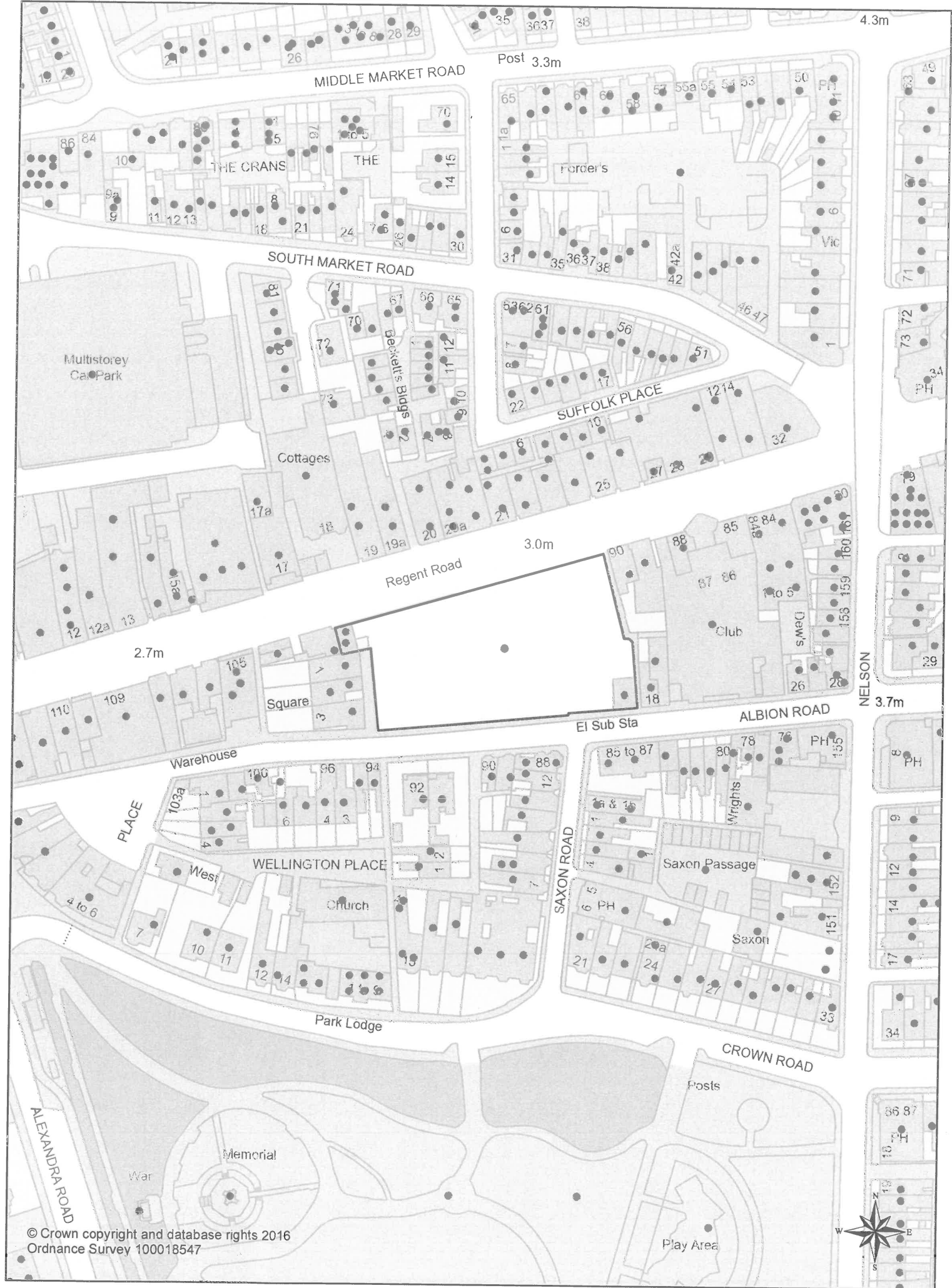
Inf 10 Please be aware it is the applicant's responsibility to clarify the boundary with the public highway. Private structures such as fences or walls will not be permitted on highway land. The highway boundary may not match the applicants title plan. Please contact the highway research team at [highway.boundaries@norfolk.gov.uk](mailto:highway.boundaries@norfolk.gov.uk) for further details.

Yours sincerely

*Stuart French*

Highways Development Management & Licensing Officer  
for Executive Director for Community and Environmental Services

Encl



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 Ordnance Survey 100018547