

**Reference:** 06/15/0705/F

**Parish:** Martham

**Officer:** Miss Gemma Manthorpe

**Expiry Date:** 11-04-16

**Applicant:** Mrs R Brooks

**Proposal:** Construction of 19 new mixed size/type residential dwellings – application amended to reduce the number of dwellings to 9.

**Site:** Field adjacent Tower Lodge

## **1. REPORT**

- 1.1 The application has been amended and reduced in size and is currently an application for 9 no. dwellings accessed off Rollesby Road Fleggburgh. The site in total is 1.66 hectares and this includes the land which was originally proposed for 19 no. dwellings, ten of which have been removed from the application.
- 1.2 The site is currently in agricultural use with an access for agricultural machinery being shown to the east of the site. There are no relevant planning applications for this site.

## **2. Consultations :-**

- 2.1 **Parish Council-** The Parish Council objected to the application for 19 dwellings on the following grounds:

The Parish Council object on the grounds of 10 access/exits onto Tower Road for individual dwellings. Plus surface water drainage from hard standings into the pond/pit on Rollesby Road will not be able to cope with additional water, which has already flooded across the road in the past.

Following the amendments to the application the Parish Council have no objections to the revised application.

- 2.2 **Neighbours** – 62 objections to the proposal and a petition signed by 153 people. A selection of objections are attached to this report with all being able to view online or at the Town Hall during opening hours. In summary the objections raised are as follows:

- Drainage problems.
- Village has had sufficient development.
- Building on and therefore loss of agricultural land.
- Location of junction taking into account other junctions is not safe.
- The duck pond needs to be made safer.

- Extra traffic will make the roads less safe.
- Inadequate infrastructure.
- Pedestrian crossings at the corner of Tower Road and Rollesby Road will cause a danger.
- Tower Road won't be able to cope with the added traffic.
- Lack of pathways in Fleggburgh.
- Speeding traffic.
- Lack of visibility at proposed entrance.
- If this is allowed it will be more difficult to object to other applications in the future.
- Doctors are overstretched.
- Lack of facilities in the village.
- Fleggburgh has already had a large development known as 'The Village'.
- No need for additional housing.
- No need for housing in Fleggburgh.
- Risk of flooding.
- Inadequate foul sewerage.
- Recent application at Mill Lane refused.
- Contrary to Core Strategy.
- Not a sustainable location.

There has also been a consultation response in support of the application.

**2.3 Norfolk County Council as Highway Authority – No objections**

**2.4 Norfolk County Council as Fire Service** – No objection providing the proposal meets the necessary requirements of the current Building Regulations 2000 Approved Document B(volume 1 – 2006 edition, amended 2007) as administered by the Building Control Authority.

**2.5 Environmental Health** – No response received.

**2.6 Building control** – No comment.

**2.7 Police** – The development should be designed to Secure by Design Standards.

**2.8 Norfolk County Council Public Right of Way Officer** – The nearby public right of way remains unaffected by the proposal and therefore there are no comments or objections.

**2.9 Norfolk County Lead Local Flood Authority** – Consultation response received for the original application, no further response following reduction of site. The site is below the threshold for providing detailed comment.

**2.10 Anglian Water** –

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

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

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

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

### **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 42: The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extension to existing villages and towns that follow the principles of Garden Cities. Working with the support of their communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development.
- 3.5 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 (extract):
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- 3.6 Paragraph 56. The Government attaches great importance to the design of the built Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 3.7 Paragraph 112. Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
- 3.8 Paragraph 66. Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.
- 3.9 Paragraph 75. Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

#### **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 HOU10: Permission for new dwellings in the countryside will only be given in connection with agriculture, forestry, organised recreation, or the expansion of settlements.
- 4.5 HOU16: A high standard of layout and design will be required for all housing proposal. A site survey and landscaping scheme will be required will all detailed applications for more than 10 dwellings. These should include measures to

## **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 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy.

- 5.3 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.)
- 5.4 **Policy CS9:** This policy seeks to encourage well designed and distinctive places, particularly conserving and enhancing biodiversity, landscape quality and the impact on and opportunities for green infrastructure.

## **6 Interim Housing Land Supply Policy**

- 6.1 The Interim Housing Land Supply Policy falls outside of the statutory procedures for Local Plan adoption it will not form part of Great Yarmouth Borough Council's Development Plan. The Interim Housing Land Supply Policy will however be used as a material consideration in the determination of planning applications.

- 6.2 The Interim Housing Land Supply Policy seeks to facilitate residential development outside but adjacent to development limits by setting out criterion to assess the suitability of exception sites. The criterion is based upon policies with the NPPF and the adopted Core Strategy.
- 6.3 It should be noted that the Interim Policy will only be used as a material consideration when the Council's Five Year Housing Land Supply utilises sites identified in the Strategic Housing Land Availability Assessment (SHLAA). The Council has 7.04 year housing land supply, including a 20% buffer (5 Year Housing Land Supply Position Statement September 2014). This 5 year land supply includes sites within the SHLAA as such the Interim Policy can be used as a material consideration in the determination of planning applications.
- 6.4 New Housing development may be deemed acceptable outside, but adjacent to existing Urban Areas of Village Development Limits providing the following criteria, where relevant to development, have been satisfactorily addressed: inter alia points a to n.

## **7 Appraisal**

- 7.1 The site assessed as part of the Strategic Housing Land Availability comprises 3.9 hectares of agricultural land. The two frontages were split into smaller sections and the area originally submitted comprises FL23, FL22 and F12. The assessment was carried out on the whole but the site has been reduced to comprise FL23 only.
- 7.2 The site is located to the east of Fleggburgh, between Rollesby Road and Tower Road. The site is level and set higher than roads which run along its southern and western boundaries, where it is edged by field banking. The site is currently used for arable farming and is bounded on its limits by intermittent trees and hedgerows, whilst the character of the site is limited to open farmland/grazing to the east and residential development to the west. The site is high grade agricultural land (Grade 1)
- 7.3 The site is adjacent to the village development limits of Fleggburgh which is considered to have relatively poor access to a range of facilities. In terms of highways and access, Norfolk County Council consider the site to be unacceptable for estate scale development. Fleggburgh is considered to have a complete lack of public services, local facilities and has restricted links to public transport. The highway network here is inadequate to support additional large scale development. In terms of environmental suitability, Anglian Water have indicated during the SHLAA assessment that infrastructure upgrades for sewerage treatment would be required to accommodate new development, and cumulative impact of sites may require larger wet well capacity at Pumping Station, and flow attenuation upstream. There is no capacity for surface water sewers therefore alternative drainage solutions such as SuDS may need to be explored where appropriate.

7.4 There are further local amenities available in Filby which is relatively contiguous to Fleggburgh, therefore limited development in either settlement could be achievable on this account.

7.5 The site is potentially suitable, available and achievable for small scale frontage development along Tower Road, Rollesby road, yielding approximately 10 dwellings per side.

## **8. Assessment**

8.1 The site comprises 1.66 ha of grade of agricultural land; the original application for 19 houses fronting Rollesby Road and Tower road has been reduced, removing the Tower Road properties leaving the current application for 9 no. residential dwellings off Rollesby Road. There are a considerable number of objections to the application as summarised above with additional objections to the development off Tower Road since removed from the application.

8.2 The application site as reduced is accessed from a singular access from Rollesby Road. Several objectors have noted that there is no pedestrian footway and the doctors surgery is accessed by Rollesby Road leading to Mill Road. Objectors note that there are cars parked on Rollesby Road and this reduces the width. Highways have no objection to the application subject to a number of requested conditions. The application prior to amendment included some improvements to be carried out at the junction of Tower Road and Main Road. These improvements are no longer requested as the Highways officer does not feel that they can be justified. The officer does note that should further development come forward these works may be requested owing to the cumulative increase in traffic.

8.3 Several objections note the lack of pedestrian links and pavement within the vicinity of the proposed development. Notwithstanding the reduction in size of the development the application shows the provision of a foot path over 300m in length from adjacent Tower Lodge at Tower Road to opposite Mill Road at Rollesby Road. The additional public foot path provision will increase permeability and provide an infrastructure gain to the village which will further facilitate the use of the doctors surgery.

8.4 There are 4 pedestrian crossings shown on the plans along this footpath. Some objectors have stated that the location of the pedestrian crossings are not appropriate however the highways officer is satisfied with the location.

8.5 Concerns have been raised about the potential for surface water flooding being exacerbated by the development as there will be a loss of permeable land. The site is under the threshold for the Local Lead Flood Authority to comment on although comments received by the Internal Drainage Board note that further information is required identifying any additional owners of the drains which would be affected by the development and that additional

maintenance is acceptable. This information has been requested from the applicant although is not available at the time of writing. Should the information be provided this shall be verbally reported.

- 8.6 The drainage strategy for the development states that all surface water from the hardstanding areas such as roofs, driveways and access roads would flow into dry detention basins located to the west of the site. The report goes onto detail the runoff from contributing hardstanding areas. The report identifies the location of the attenuation basins and the culver which will run between the access road to the site. The report notes that private SUDS including permeable paving and detention basins can be adopted and maintained privately. Private maintenance by way of management company would be recommended should the application be approved.
- 8.7 Objectors note that there have been problems dealing with the foul sewerage within in the vicinity and have voiced concerns about the ability for the network to cope. The assessment undertaken as part of the Strategic Housing Land Availability Assessment indicated that improvements to the sewerage infrastructure would be required. The formal response to the consultation on the application states that there is adequate available capacity for these flows.
- 8.8 The design of the development has the proposed dwellings set back within the site with open space, include a pond feature between the dwellings and Rollesby Road. The positioning of the dwellings reduces the impact that they would have on the street scene. The ground level at the site of the proposed development is higher in comparison to the houses on the opposite side of Rollesby Road and as such setting them back reduces the bearing that they would have on the existing properties.
- 8.9 The dwellings proposed are mixed in size and type which seeks to comply with the aims of the National Planning Policy Framework and the adopted Core Strategy. The mix of houses and the layout that is sought with the offsite improvements to the pedestrian links allow for the village to receive gain from the development proposed. Following on from a recent decision affordable housing contributions are not sought on sites that are 10 or under and therefore this site does not contain an affordable housing contribution.
- 8.10 A number of residents have raised concerns regarding the duck pond. This is marked on the revised plan as being fenced and, if deemed appropriate, can be secured by planning condition. The concerns over the safety of the access and the increase in traffic have been reiterated by objectors however the Highways officer does not have any such concerns and as such the development as proposed is not contrary to highway safety.
- 8.11 The proposed development lies outside of the village development limits however the Interim Housing Land Supply Policy (IHLSP) has been drafted and adopted in order that developments, specifically those for housing outside of the village development limits can be assessed with a view to meeting housing targets prior to the adoption of the site specific allocations. The IHLSP is a material consideration and as such shall be afforded appropriate



weight as a means of assessing development for housing outside of village development limits. The IHLSP is only to be utilised when the Council's five year housing land supply policy includes 'deliverable' sites identified through the Strategic Housing Land Availability Assessment. The site, as part of a larger site, has been assessed as part of the Strategic Housing Land Availability Assessment as site FL22 and therefore the IHLSP is applicable.

## **9. Recommendation**

- 9.1 APPROVE revised plan for 9 dwellings only - It is accepted that the application is outside of the village development limits and contrary to the adopted Borough Wide Local Plan 2001 however the site has been identified as developable and deliverable and for small scale development in the SHLAA. The Interim Housing Land Supply Policy seeks to assist in meeting the Local Authorities housing targets and notes that sites that come forward should commence development within two years and therefore any permission should be subject to such a condition in line with the Interim Housing Land Supply Policy (2014) and other conditions as referred to above and required to ensure a satisfactory development.

Background Files 06/15/0705/F

**Elaine Helsdon**

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**From:** Chris Bond <[REDACTED]>  
**Sent:** 28 May 2016 10:23  
**To:** plan  
**Subject:** Fw: Ref 06/15/0705/F Planned development on Rollesby Road, Fleggburgh

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**From:** Chris Bond <[REDACTED]>  
**Sent:** 28 May 2016 08:06:36  
**To:** gm@great-yarmouth.gov.uk  
**Subject:** Ref 06/15/0705/F Planned development on Rollesby Road, Fleggburgh

Dear Miss Manthorpe,

We write with reference to planning application number 06/15/0705/F.

We wish to register our objection at the amended plans for the now proposed smaller development. We feel that it would still cause the majority of the problems we listed in our previous objection on the 22nd of January to the application for the thirty five houses. It doesn't take a genius to work out that presumably the twenty six houses will follow at a later date.

In particular we really feel that having three t junctions (five if you include Tretts Loke and Tower Road) within the space of approximately three hundred metres is an accident waiting to happen. With the speed of some vehicles coming into Fleggburgh from Rollesby on the Rollesby Road it's hard enough to be safe coming out of Mill Lane now, looking up the Rollesby Road and also downwards for vehicles coming out of St Margaret's Way potentially behind the cars parked in front of the council houses. If we now have to look at another junction as well for traffic emerging it's going to be very dangerous. As far as we are concerned as well the bend and the junction of Tower Road are also very dangerous. Add to this the much needed agricultural vehicles and school buses, and it all adds up to a lot of vehicles. Also, we wouldn't to lose the sight of families going past our house on their bicycles and also the horse riders and even the occasional horse drawn cart. We hope that Fleggburgh can retain the quaintness and tranquility of the Norfolk village we moved into.

We have heard the duck pond is going to be made larger to help with the drainage of the development. If it is, that would also need to be made a lot safer than it is from the point of view of potentially more younger children living in the new development.

We feel this development would have been much better in the Bygone Village site where there are still expensively priced properties sitting empty and in the main the residents of the site do not really bring value to the village in terms of using amenities like the school and church.

Yours faithfully

Chris and Sarah Bond

1 Fir Tree Close,  
 Mill Lane,  
 Fleggburgh  
 NR29 3DU

Internet Consultees	
Application Reference	06/15/0705/F
<input type="button" value="Attachments"/>	
Invalid Consultee Comment?	<input type="checkbox"/>
Name	E J & B A Coleman
Address	Brickle Hatch
	Tretts Lane
	Fleggburgh
	Great Yarmouth
Post Code	NR29 3AT
Telephone	
Email Address	
For or Against	<input type="radio"/> For <input type="radio"/> Object
Speak at Committee	<input type="checkbox"/>
<div>We wish to confirm that the objections and observations in our letter of 13th January 2016 remain our view.</div>	
Date Entered	29-05-2016
Internet Reference	OWPC785

Woodend Bungalow  
Tower Road  
Flegg,burgh

26 MAY 16

Planning Officer  
Great Yarmouth Council



Dear Sir.

Re Planning Application (06/15/0705/F)

I have received a letter from you about the above, and wish to stand by my previous objection, as all the new plans show is that Tower Road development has been deleted. For now I suspect.

It will be even more dangerous for me to walk to the Doctors with all the extra traffic and no changes to the infrastructure of the village.

Yours faithfully

MRS M. WALLS

3 Royden Way  
Fleggburgh, NR29 3AZ

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

20<sup>th</sup> May 2016

Dear Mr Minns

RE: Planning Application 06/15/0705/F


Further to your letter of the 16<sup>th</sup> May, with regards to the above planning application, we object to planning permission being given. After viewing the new plans, we are very concerned and disappointed to see that after all the objections raised by the residents initially, that these amended plans have even been considered. All that has changed from the original plans is that the building proposed in Tower Road has been deleted off the plans. It seems that if this development is given permission, it will give the green light, for all future development on this field, especially the original proposal for Tower Road. We do not feel that any of the concerns from residents about traffic, flooding and lack of infrastructure from the previous objections have been addressed fully and taken into account.

As for the entrance from the development still being shown as into Rollesby Road, this surely has not been thought out carefully and feel that this is an accident waiting to happen. You just do not realise the potential hazards of this road, with parked cars in Rollesby Road, traffic turning and coming out of St. Margaret's Way and Mill Lane the potential lethal junction with Tower Road and going out of the village, there is a very dangerous blind bend just past Tretts Lake. It's all very well, Highways departments and other council departments involved saying there is no problems with the roads etc., but they do not live in the village 24/7, and this development, we have no doubt will increase traffic and dangers in our village as has been brought to your attention with previous objections. If, as we suspect that Phase 2 will be slipped through for the development along Tower Road, then this road will also become a problem for the residents of the village.

As well as that, has the problem of flooding been really thought out, increasing the size of the pond, will only make this more of a hazard, as we can foresee an accident where maybe a car may end up in the pond, as well as it being a hazard for children.

We sincerely hope that you will give this objection and concerns your careful consideration.

Yours sincerely

  
Mr T & Mrs M Easen



**Jill K. Smith**

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**From:** [REDACTED]  
**Sent:** 26 May 2016 15:47  
**To:** plan  
**Subject:** 06/15/0705/F

Having seen the revised plans for this application I must take issue with the proposed positioning of the two pedestrian crossings nearest to the corner of Rollesby Road and Tower Road. This blind corner is a natural traffic hazard and if this lack of visibility is to be coupled with two traffic-stopping crossings it must increase the likelihood of accidents/injuries from a possibility to a definite within a very short time frame!

My reservations concerning Tower Road's ability to cope with added traffic remain although the reduction in proposed numbers will obviously ameliorate this to an extent.

P. H. Ely