

Reference: 06/18/0533/F

Location: Gorleston

Officer: Mrs G Manthorpe

Expiry Date: 15/02/19

Applicant: East Norfolk Sixth Form College

Proposal: Creation of artificial grass pitch with associated flood lights. Ball stop fencing, hard standing areas etc. New pavilion

Site: East Norfolk Sixth Form College, Church Lane Gorleston

REPORT

1. Background / History:-

- 1.1 The site comprises land which is currently a grass playing field and hard courts which are for the use of East Norfolk Sixth Form College, the applicants. The area also includes, following communications from the Highways Department, land for the provision of car parking. The application also includes 'ball stop fencing' and acoustic barrier.
- 1.2 There has been a significant number of historical applications at the East Norfolk Sixth Form College site which show the evolution of the site over the years. The full history is within the planning file and available online. These are college related applications which do not have any significant bearing on the current application.

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

- 2.1 Neighbours – There have been 12 objections to the application from residents, a selection is attached to this report and are summarised below:
 - There has been trouble in the with cars parking at Spencer Avenue.
 - There are no parking restrictions at Spencer Avenue during evenings or weekends.
 - Balls could need to be retrieved from gardens.
 - This number of additional cars will cause anti-social behaviour and will be prejudicial to highway safety.

- Larger parking on college grounds should be created.
- The noise generated by matches, players and supporters will be excessive.
- 130 parking spaces are not sufficient for up to 800 spectators.
- This is not the correct location for this development.
- Who is going to ensure that matches do not clash with events at the college?
- Are there enough toilets?
- There is not sufficient seating applied for to meet the league requirements.

2.2 Highways – No objection subject to conditions:

SHC 50A No works shall commence on site unless otherwise agreed in writing until a detailed agreement has been submitted to and approved in writing by the Local Planning Authority that secures the sole use and management of the parking shown on the approved plan for Gorelston FC on match days and other ad hoc fixtures and an appropriate parking provision for Community Football and training uses.

Reason: To ensure the permanent availability of the parking in the interests of satisfactory development and highway safety.

SHC 50B Prior to the first use of the development hereby permitted the proposed access, on-site car and cycle parking shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that use as stated in the Agreement referred to in Part A of this conation

Reason: To ensure the permanent availability of the parking in the interests of satisfactory development and highway safety.

2.3 Highways England – No objection.

2.4 Sports England – The Proposal and Impact on Playing Field

This proposal relates to the construction of a full sized (106m x 70m) 3G artificial grass pitch, to replace an existing grass football pitch at the above college of further education.

Assessment against Sport England Policy

This application relates to the provision of a new indoor/outdoor sports facility or facilities on the existing playing field at the above site. It therefore needs to be considered against exception E5 of the above policy, which states:

'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.'

I have therefore assessed the existing and proposed playing fields against the above policy to determine whether the proposals meet exception E5.

The proposal will provide a new full size 3G artificial pitch that will be used primarily for football, both competitive matches and training.

I have consulted the Football Foundation and Norfolk FA to understand the local and strategic need for the facility, and they have responded as follows:

- Any FF/Norfolk FA involvement in the project development, including potential funding?

Norfolk FA have been fully engaged with the development of this project, from its inception through to present day. Norfolk FA have played a key role in negotiating investment from the clubs existing site landlord, and have provided insight into other localised funding streams for the club to access. The project's identified delivery outcomes have been developed in partnership with Norfolk FA, and we believe this project will deliver significant participation growth, and will equally deliver against all of the government's five set outcomes for Sport & Physical Activity. We are currently working with them to develop an application to the Football Foundation which we are expecting to be submitted by the end of October 2018.

- FF/Norfolk FA views on the strategic need for the facility, including wider community need for a 3G pitch in the Great Yarmouth/Gorleston area?

Strategically this project is of importance, additional 3G pitch provision in the locality is identified within the Local Authority's PPS. Furthermore this facility will enable significant wider outcomes to be delivered, for example this site will play a key role in reducing anti-social behaviour within the local area, will improve community cohesion and will reduce social isolation through programme delivery such as walking football. The aforementioned outcomes are key for the Local Authority to deliver against and ultimately reduce, and have been identified as priority indicators within Great Yarmouth Borough Council's Locality Plan for Sport and Physical Activity.

- FF/Norfolk FA views on the technical specification for this facility.

The facility has been developed with full engagement of the Football Foundation, including support from the Football Foundation's Technical Advisor. The unique specification of the facility will enable educational programmes to be delivered from the site, together with community and grassroots football activity (from mini soccer

through to National League System Football). Ultimately the facility will be a facility for all, and will cater for all population groups within the local community.

The evidence above indicates that this facility would be a strategic priority for the Football Foundation and Norfolk FA, to help meet demand in the local area, and an application for capital funding towards the project is in development. The nearest alternative 3G facilities are at Lynn Grove School (1.1km) and Flegg High School (20km).

The proposal also includes a pavilion to serve the new pitch with two changing rooms, toilets, social area etc. There is a detrimental impact in that the pavilion will result in the loss of games courts currently sited on its location, but it is not considered that the loss of these courts would over-ride the benefits to the college and wider community from the proposed 3G facility.

A facility of this type will allow for significantly more intensive use than an equivalent grass pitch, and will assist the development of football in the Great Yarmouth area. It is therefore considered that the proposal would satisfy exception E5 of Sport England's policy referred to above, in that the benefits to the development of sport (principally football) would outweigh the detriment caused by the loss of a senior grass football pitch.

In supporting this scheme, Sport England have only considered the proposal against our adopted playing fields policy, and specifically exception E5. It is for Great Yarmouth Borough Council to assess the scheme against other planning considerations such as visual impact, residential amenity, parking etc. In supporting this scheme, Sport England is not necessarily supporting the loss of Gorleston FC's current site at Emerald Park, which would need to be assessed separately against the above policy should a scheme to redevelop this site come forward.

Conclusions and Recommendation

Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to meet exception 5 of the above policy. The absence of an objection is subject to the imposition of planning condition(s) being attached to the decision notice should the local planning authority be minded to approve the application, covering the following issues:

- 1) Approval of full technical specification for the 3G pitch, including surfacing, pitch markings, fencing, floodlighting.
- 2) Hours of Use Condition, as set out in the planning statement (0900-2200 Monday to Friday, 1000-2000 Saturday and Sunday)

3) Community Use Agreement to set out the policy regarding use of the facility, pricing policy, management and review etc

Sport England can provide model planning conditions should the local planning authority be minded to support the application.

If you wish to amend the wording of the recommended condition(s), or use another mechanism in lieu of the condition(s), please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.

Sport England would also like to be notified of the outcome of the application through the receipt of a copy of the decision notice.

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.

2.4 Norfolk County Council Lead Local Flood Authority – No comments.

2.5 Environment Agency – No comment.

2.6 Environmental Health – There have been four separate consultations from Great Yarmouth Borough Council Environmental Services. Based on the information submitted they do not object to the application but require conditions. The response is as follows:

Flood Lighting Report:

I have reviewed the flood lighting report commissioned and dated 14th September 2018 in conjunction with the 'Guidance Notes for the Reduction of Obtrusive Light GN01:2011'. My conclusions from reviewing the data is that the light intrusion into windows of the properties in proximity to the floodlighting, are within acceptable obtrusive light limitations. The condition for this lighting condition can therefore be discharged.

Curfew limitations should be placed on the use of the floodlighting which should be set at 23:00 hrs, this being the latest recommended time.

Chris Cawley's Comments:

The use of this pitch as a community asset and for Gorleston Football Club means that it will be used with significant frequency during evenings and at weekends. Given the close proximity to the site to a large number of existing dwellings the potential for noise and light nuisance to local residents is considerable.

The design arrangements for the floodlighting are such that they mitigate light having effects on the windows of the adjacent dwellings but there will still be an intrusive effect on the gardens of some properties. Whether such intrusion will be tolerated by all affected residents is difficult to foresee. In the longer term the planting schemes will have some mitigating effect.

The design of the ball stop fencing etc is such that impact noise and wind noise effects will be mitigated. The impact of noise from players and spectators is less clear. The application documentation addresses a number of potential scenarios and concludes that with the proposed layout and design the impact on residents will be minimal. The application is silent on the impact of other potential noise sources and they have not been clarified by Labosport.

If the application is approved then it would be appropriate to attach conditions:

- prohibiting the use of a public address system at the site
- prohibiting the playing of musical instruments at any event at the site
- prohibiting the use of the site for events other than sport (such as concerts, etc)
- restricting the days and times that any grounds maintenance activities involving mechanical plant may take place
- Limiting the total number of People (players, officials and spectators) who may attend any given sporting event at the site

No loudspeaker etc. outside building

No loudspeaker, amplifier, relay or other audio equipment including musical instruments (whether acoustic or amplified) shall be installed or used on the sports pitch site outside the pavilion building.

Reason for the condition

In the interests of the amenities of adjoining residents

Hours of Work for grounds maintenance:

Due to the close proximity of other residential dwellings the hours of any grounds maintenance activities involving mechanical plant should be restricted to:

- 0730 hours to 1830 hours Monday to Friday
- 0830 hours to 1330 hours Saturdays
- No work on Sundays or Bank Holidays.

Noise Management Plan

The site owners and operators must develop and implement a Noise Management Plan as part of the development. This should include methods for the receipt, investigation and resolution of complaints from neighbouring residents. The plan should also incorporate plans for spectator stewarding (including during ingress and egress to the ground) and limit the number of spectators to a maximum of 250 persons on any occasion.

A separate response did not limit the spectators and responded as follows:

Further to previous correspondence the following conditions have been drafted and are proposed to address the identified noise concerns.

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Light Nuisance

The installation of exterior lighting has the potential to cause light nuisance therefore:-

- Any lighting must be correctly specified and only light the surface intended and not throw light onto neighbouring properties
- If security lighting is provided it should only pick up persons in the zone required and not beyond
- Lighting should where possible be directed downwards, if any uplighting is provided then suitable shields or baffles should be provided to reduce the amount of light escaping upwards.

3 Core Strategy – Adopted 21st December 2015

3.1 Policy CS8 – Promoting tourism, leisure and culture (partial)

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:

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

3.2 Policy CS15 – Providing and protecting community assets and green infrastructure (partial)

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:

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

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

4 **Local Policy :-**

4.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):

4.2 Paragraph 213 of the National Planning Policy Framework (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 Policy EDC3 - Redevelopment of school buildings and grounds:

Proposals to redevelop or change the use of school buildings or their grounds will only be permitted if the applicant can demonstrate that: -

- (a) the buildings and/or grounds are surplus to education requirements (either wholly or in part);
- (b) the proposal will not prejudice the long term future use of the school or site for future education purposes;
- (c) the school buildings and/or grounds are not required for a community use; and
- (d) access, servicing and amenity requirements can be met.

5 Emerging policy – Local Plan Part 2:-

5.1 SETTLEMENT OVERVIEW – page 107

Gorleston-on-Sea is the Borough's 'second' town, located across the River Yare and to the south of the town of Great Yarmouth. It has a current population of around 25,600. 'Gorleston', as it is more commonly known, runs from the southern part of the west bank of the River Yare, past the river mouth towards the smaller coastal settlement of Hopton-on-Sea. To the west is the connected settlement of Bradwell, effectively forming a large urban conurbation.

Gorleston has a long history of port-related industry including fishing, shipbuilding and, more recently the offshore energy industry. The town is also a popular seaside resort, offering more modest facilities than Great Yarmouth but with a distinctive character of its own. Features include Gorleston Pavilion and the Ocean Rooms, along with its golden sandy beach.

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

- 6.1 Paragraph 2: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 6.2 Paragraph 7: The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of

sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

- 6.3 Paragraph 8: Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 6.4 Paragraph 48. Local planning authorities may give weight to relevant policies in emerging plans according to:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

- 6.5 Paragraph 55. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.

- 6.6 Paragraph 91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:
- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
 - b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and
 - c) 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.
- 6.7 Paragraph 92. 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;
 - b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
 - c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
 - d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
 - e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
- 6.8 Paragraph 96. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.
- 6.9 Paragraph 97. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- a) an assessment has been undertaken which has clearly shown the open space,

buildings or land to be surplus to requirements; or
b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

6.10 Paragraph 109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

6.11 Paragraph 179. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

6.12 Paragraph 180. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

6.13 Paragraph 193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

6.14 Paragraph 194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II*

registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶³.

Footnote 63: Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

- 6.15 Paragraph 195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
- 6.16 Paragraph 196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 6.17 Paragraph 197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 6.18 Paragraph 198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
- 6.19 Paragraph 199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁴. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

- 6.20 Paragraph 200. 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 preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- 6.21 Paragraph 201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
- 6.22 Paragraph 202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

7 Habitat Regulations Assessment considerations:

- 7.1 “European” or “Natura 2000” sites are those that are designated for their wildlife interest(s) through the Conservation of Habitats and Species Regulations 2017 and constitute the most important wildlife and habitat sites within the European Union. The Council has an adopted policy approach, the Habitats Monitoring and Mitigation Strategy, prepared alongside the Part 1 Local Plan (and most recently updated at the Policy & Resources Committee meeting on 5th February 2019).
- 7.2 The application is for a leisure use and the impact on Natura 2000 sites is not applicable in this specific instance.

8 Local finance considerations:-

- 8.1 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. The application has been assessed and there are no financial implications that would impact the determination of the application.

9 Assessment

- 9.1 The proposal seeks the replacement of current sports field & tennis courts with a new artificial grass pitch with associated flood lights, ball stop fencing, hard standing areas etc and a new pavilion. The site is currently part of East Norfolk Sixth Form College and this proposal would represent a shared community facility. This proposal for new community facilities such as this and this would represent an improved facility compared to Emerald Park, Gorleston FC's current football ground; and supports the aim of this NPPF policy, with this being a shared facility between the football club and East Norfolk Sixth Form Collage.
- 9.2 The application details state that the pitch will provide facilities for curriculum use, match play and training at East Norfolk Sixth Form College in addition to becoming the new home for Gorleston Football Club and local junior and youth football clubs. The use of the facilities, as a shared community use, is in accordance with the National Planning Policy Framework and is supported by local policy with specific reference policies CS8 and CS15 of the Core Strategy.
- 9.3 The scale of the development is detailed within the design and access statement and submitted plans, the statement lists the sizes as follows:

Artificail grass play – 7420m²

Hardstanding – 1605m²

Pavilion building 327m².

Total = 9352m²

The hardstanding area includes additional parking following consultation with Highways.

Scale with heights above ground level:

Open Steel mesh ball stop fencing and gates around entire perimeter – 4.5m

Open steel mesh fencing and entrance gate connecting AGP to the pavilion – 2m

Perimeter barrier and entrance gates within fenced enclosure 1.2-2m

Acoustic barrier at southern and eastern AGP perimeter – 3.5m

Height of floodlights 15m

Equipment store height 2.59m

Covered spectator grandstand typically 3.08m

- 9.4 There have been objections to the application primarily on the grounds of parking and the pressure that will be placed upon the local road network by the facility. Local knowledge suggests that there has been previous contention between the

Sixth Form College students and the local residents which has resulted in a parking limitation being in place at Spencer Avenue restricting parking between set times. Local residents have stated that the use proposed would exacerbate an existing problem with parking, cause anti-social behaviour and be prejudicial to highway safety.

- 9.5 The Highway Authority required that the red line plan be changed to demonstrate that parking would be available on site and to ensure that this could be conditioned as such. The amended red line plan includes the parking spaces at the College and states that there will be 144 spaces with an additional 5 accessible spaces, following the receipt of the amended plans, highway commented as follows:

'As my earlier response indicated, the parking does accord with current parking standards and whilst noting that the applicant states that the on-site parking provision will be made available exclusively for Gorleston FC on match days and supervised by match day stewards, no evidence of any formal agreement in this respect has been provided, nor what element of parking will be available for the Community Football and football training use of the proposals.

I appreciate that at this stage, a formal agreement may not have been secured, but I am of the opinion that such a formal agreement needs to be secured and conditioned in any consent that may be granted. Whether this needs to be a formalised under a Section 106 Agreement for example, I will leave for the LPA to determine the appropriate mechanism.

In accepting that the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe, I am of the opinion that this development would not give rise to such factors and therefore could not sustain an objection on highway grounds. However, whilst raising no objection, this is subject to the on-site parking provision shown and referred to in the application being solely available for Gorleston FC's home fixtures and an appropriate parking provision for Community Football use and football training.

Accordingly I would recommend that conditions be attached to any grant of permission your Authority is minded to make, and I would suggest the following.'

- 9.6 The above consultation response demonstrates that the Highway Authority, subject to the conditions listed at paragraph 2.2 of this report, are satisfied that there is no reason to refuse the application on highways grounds. The required conditions can be secured by planning condition to ensure that parking is available at the required times. As noted by the Highway Authority the site is well served by public transport and is a sustainable location. While it is understood that there may be concerns

that the application will create additional parking and disruption within the locality the Highway Authority have stated that the parking provision is sufficient given the location that a recommendation for refusal on highway grounds would not be in accordance with the National Planning Policy Framework Paragraph 109.

- 9.7 Sport England have come back with a comprehensive comment in support of the application. Their comments detail the involvement that has been undertaken to secure a multipurpose site which will provide enhanced replacement facilities which are required owing to the future loss of the facilities at Emerald Park. Sport England note within their response that they are not commenting on or supporting the loss of the existing facilities which is subject to a separate application. The application that this report is making recommendation on is a stand-alone application and should be decided on merit.
- 9.8 The proximity of the site to residential dwellings has been a source of objection from some local residents. The application has received four consultation responses from Great Yarmouth Borough Councils Environmental Health Officers and there are no objections to the application. All of the responses looked at the light that will be produced by the floodlights which are required to illuminate the pitch and all responses came back with no objection. Additional comments went into detail regarding the lighting, stating that the levels of light spillage were within the levels of tolerance and are acceptable in Environmental Health terms.
- 9.9 Two of the response from Environmental Health required the attendance to be limited to no more than 250 spectators although one response was simply reiterating the first as a courtesy. The number of spectators was put to Environmental Health as a specific query and the consultation that came back did not require a limitation on numbers of spectators. The information submitted in support of the application states that the normal numbers of spectators are 150-250 and occur during the first team games. It is acknowledged that there are derby matches and matches against Norwich City Football Club which can attract up to 800 spectators; however, the application acknowledges that these are special events as opposed to the norm.
- 9.10 Given that the officer that was required to comment on this aspect specifically came back without requiring the limitation on numbers this is the response that is deemed most relevant for the purpose of determining the application. It is noted and accepted that the development will cause noise and that a noise management plan, in addition to the fencing, shall be conditioned as per the response from Environmental Health.
- 9.11 In addition to the noise management plan a condition shall be placed upon any grant of planning permission that members are minded to make stating that no loudspeaker, amplifier, relay or other audio equipment including musical instruments (whether acoustic or amplified) shall be installed or used on the sports

pitch site outside the pavilion building. It is noted that the applicant would like limited amplification for the calling of scores and players names with additional information provided as follows:

When Gorleston FC play league fixtures at the new facility, a public-address system is required to satisfy non-league football stadium requirements; which should be clearly audible in all those areas of the ground which can be occupied by spectators.

However, this public-address system is only required during league and cup fixtures and will therefore only be used on Saturday afternoons and on Tuesday and Thursday evenings.

- 9.12 The use of the public address system for league requirements would appear crucial to the club staying in their designated league. When assessing the application the balance between the benefits of the application and the impact on local residents must be carefully assessed. It is noted that the use of amplified sound will be limited in duration and days and Environmental Health have been asked with specific reference this aspect to provide an expert opinion which is not available at the time or writing. Should the application be approved with this limited amplified sound use it is accepted that Environmental Health have powers to take action against noise nuisance if required at a later date. The noise management condition above would also be placed upon any grant of permission to enable early action to be taken by the club if required. When assessing the impact of the amplified sound the applicant has stated by way of additional information that:

Roughly 80% of fixtures will be scheduled for Saturday's (with a 3pm kick off) and the remaining matches will be scheduled for either a Tuesday and Thursday evening.

The statement that the vast majority of the matches are played on a Saturday afternoon further mitigates the impact of the announcement system which will be audible externally.

- 9.13 The use of the site shall also be limited to that shown on the application form to reduce noise outside of these hours. The hours proposed are as follows:

Monday to Friday – 09:00 – 22:00

Saturday – 10:00 – 20:00

Sunday and bank holidays – 10:00 – 20:00

- 9.14 In addition to the sporting uses, the application also includes a pavilion which will be utilised as the clubhouse for Gorleston Football club. The applicant has also helpfully confirmed the restricted uses that will occur at the site as follows:

'We are pleased to confirm there is no intention to use the football pitch for any activities other than football training and matches and any non-football events will be run in the clubhouse as an essential income stream for Gorleston FC, any these events will always be indoors within the pavilion.'

The above statement confirms that while the pavilion shall be made available as a revenue stream this use shall be limited to the pavilion only and shall be conditioned, in accordance with the amplified noise condition, to remain within the building only.

- 9.15 The application site is a sustainable location and will offer community benefits to the area and an improved facility for the use of the College, the club and associated users which is inline with local and national planning policy.

10 RECOMMENDATION: -

- 10.1 As stated above the development will impact the character of the area and have an effect on the living conditions of existing residents by additional highway use and parking, noise and movement of persons. When assessed on balance the benefits of the development to the wider community by the provision of an upgraded sporting facility outweigh the harms that look to occur.
- 10.2 Approve in accordance with conditions as requested by statutory consultees and those to ensure an adequate form of development. The application complies with policy CS8 and CS15 of the Core Strategy.



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

NCC contact number: 0344 800 8020
Text Relay - 18001 0344 800 8020

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

Your Ref: 06/18/0533/F
Date: 23 January 2019

My Ref: 9/6/18/0533
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

**Great Yarmouth: Creation of artificial grass pitch with associated flood lights. Ball stop fencing, hard standing areas etc. New pavillion
East Norfolk Sixth Form College Church Lane Gorleston GREAT YARMOUTH NR31 7BQ**

Further to my letter dated 14 December 2019, I have now reviewed the additional information/amended plan submitted in respect of the above application.

It is noted that the red line plan has duly been amended to include the parking provision and I note there is a very slight increase in the number of spaces previously quoted.

In terms of transport sustainability, the proposed development is ideally located and is easily accessible by public transport; indeed there are bus stops in the immediate vicinity served by regular weekday and Saturday services covering the Gorleston/Great Yarmouth area. Furthermore and I do accept that an element of supporters will arrive by foot and or car possibly car share.

As my earlier response indicated, the parking does accord with current parking standards and whilst noting that the applicant states that the on-site parking provision will be made available exclusively for Gorleston FC on match days and supervised by match day stewards, no evidence of any formal agreement in this respect has been provided, nor what element of parking will be available for the Community Football and football training use of the proposals.

I appreciate that at this stage, a formal agreement may not have been secured, but I am of the opinion that such a formal agreement needs to be secured and conditioned in any consent that may be granted. Whether this needs to be formalised under a Section 106 Agreement for example, I will leave for the LPA to determine the appropriate mechanism.

Continued/...

In accepting that the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe, I am of the opinion that this development would not give rise to such factors and therefore could not sustain an objection on highway grounds.

However, whilst raising no objection, this is **subject** to the on-site parking provision shown and referred to in the application being solely available for Gorleston FC's home fixtures and an appropriate parking provision for Community Football use and football training.. Accordingly I would recommend that conditions be attached to any grant of permission your Authority is minded to make, and I would suggest the following.

SHC 50A No works shall commence on site unless otherwise agreed in writing until a detailed agreement has been submitted to and approved in writing by the Local Planning Authority that secures the sole use and management of the parking shown on the approved plan for Gorleston FC on match days and other ad hoc fixtures and an appropriate parking provision for Community Football and training uses.

Reason: To ensure the permanent availability of the parking in the interests of satisfactory development and highway safety.

SHC 50B Prior to the first use of the development hereby permitted the proposed access, on-site car and cycle parking shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that use as stated in the Agreement referred to in Part A of this conation

Reason: To ensure the permanent availability of the parking in the interests of satisfactory development and highway safety.

I am happy to discuss the wording and nature of any agreement and to comment on the appropriate parking provision for the uses outside of Gorleston FC fixtures. Likewise should the LPA consider these matter should be suitable resolved prior to any consent being granted I am happy to advise.

Yours sincerely

Stuart French

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

Jill K. Smith

(S)

From: Philip Raiswell <Philip.Raiswell@sportengland.org>
Sent: 19 October 2018 09:27
To: plan
Cc: Gemma Manthorpe
Subject: App Ref: 06/18/0533/F - East Norfolk VI Form College NR31 7BQ

Sport England Ref: PA/18/E/GY/50262

Dear

Thank you for consulting Sport England on the above application.

Summary: Sport England raises **no objection** to this application which is considered to meet exception 5 of our adopted Playing Fields Policy, subject to conditions relating to approval of full technical specification; hours of use and community use agreement.

Sport England - Statutory Role and Policy

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (in particular Para. 97), and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

Sport England's Playing Fields Policy and Guidance document can be viewed via the below link:
www.sportengland.org/playingfieldspolicy

The Proposal and Impact on Playing Field

This proposal relates to the construction of a full sized (106m x 70m) 3G artificial grass pitch, to replace an existing grass football pitch at the above college of further education.

Assessment against Sport England Policy

This application relates to the provision of a new indoor/outdoor sports facility or facilities on the existing playing field at the above site. It therefore needs to be considered against exception E5 of the above policy, which states:

'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.'

I have therefore assessed the existing and proposed playing fields against the above policy to determine whether the proposals meet exception E5.

The proposal will provide a new full size 3G artificial pitch that will be used primarily for football, both competitive matches and training.

I have consulted the Football Foundation and Norfolk FA to understand the local and strategic need for the facility, and they have responded as follows:

- Any FF/Norfolk FA involvement in the project development, including potential funding?
Norfolk FA have been fully engaged with the development of this project, from its inception through to present day. Norfolk FA have played a key role in negotiating investment from the clubs existing site landlord, and have provided insight into other localised funding streams for the club to access. The project's identified delivery outcomes have been developed in partnership with Norfolk FA, and we believe this project will deliver significant participation growth, and will equally deliver against all of the government's five set outcomes for Sport & Physical Activity. We are currently working with them to develop an application to the Football Foundation which we are expecting to be submitted by the end of October 2018.
- FF/Norfolk FA views on the strategic need for the facility, including wider community need for a 3G pitch in the Great Yarmouth/Gorleston area?
Strategically this project is of importance, additional 3G pitch provision in the locality is identified within the Local Authority's PPS. Furthermore this facility will enable significant wider outcomes to be delivered, for example this site will play a key role in reducing anti-social behaviour within the local area, will improve community cohesion and will reduce social isolation through programme delivery such as walking football. The aforementioned outcomes are key for the Local Authority to deliver against and ultimately reduce, and have been identified as priority indicators within Great Yarmouth Borough Council's Locality Plan for Sport and Physical Activity.
- FF/Norfolk FA views on the technical specification for this facility.
The facility has been developed with full engagement of the Football Foundation, including support from the Football Foundation's Technical Advisor. The unique specification of the facility will enable educational programmes to be delivered from the site, together with community and grassroots football activity (from mini soccer through to National League System Football). Ultimately the facility will be a facility for all, and will cater for all population groups within the local community.

The evidence above indicates that this facility would be a strategic priority for the Football Foundation and Norfolk FA, to help meet demand in the local area, and an application for capital funding towards the project is in development. The nearest alternative 3G facilities are at Lynn Grove School (1.1km) and Flegg High School (20km).

The proposal also includes a pavilion to serve the new pitch with two changing rooms, toilets, social area etc. There is a detrimental impact in that the pavilion will result in the loss of games courts currently sited on its location, but it is not considered that the loss of these courts would over-ride the benefits to the college and wider community from the proposed 3G facility.

A facility of this type will allow for significantly more intensive use than an equivalent grass pitch, and will assist the development of football in the Great Yarmouth area. It is therefore considered that the proposal would satisfy exception E5 of Sport England's policy referred to above, in that the benefits to the development of sport (principally football) would outweigh the detriment caused by the loss of a senior grass football pitch.

In supporting this scheme, Sport England have only considered the proposal against our adopted playing fields policy, and specifically exception E5. It is for Great Yarmouth Borough Council to assess the scheme against other planning considerations such as visual impact, residential amenity, parking etc. In supporting this scheme, Sport England is not necessarily supporting the loss of Gorleston FC's current site at Emerald Park, which would need to be assessed separately against the above policy should a scheme to redevelop this site come forward.

Conclusions and Recommendation

Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to meet exception 5 of the above policy. The absence of an objection is subject to the imposition of planning condition(s) being attached to the decision notice should the local planning authority be minded to approve the application, covering the following issues:

1. Approval of full technical specification for the 3G pitch, including surfacing, pitch markings, fencing, floodlighting.
2. Hours of Use Condition, as set out in the planning statement (0900-2200 Monday to Friday, 1000-2000 Saturday and Sunday)
3. Community Use Agreement to set out the policy regarding use of the facility, pricing policy, management and review etc

Sport England can provide model planning conditions should the local planning authority be minded to support the application.

If you wish to amend the wording of the recommended condition(s), or use another mechanism in lieu of the condition(s), please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.

Sport England would also like to be notified of the outcome of the application through the receipt of a copy of the decision notice.

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 you would like any further information or advice, please contact me at the address below.

Yours sincerely,

Philip Raiswell
Planning Manager

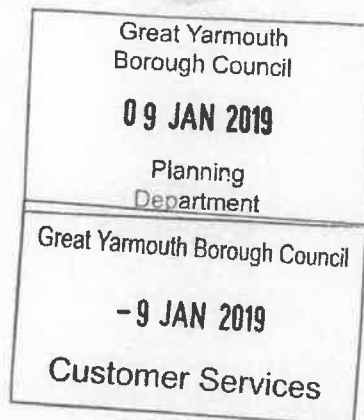
M: 07769 741165

E: Philip.Raiswell@sportengland.org

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<https://www.sportengland.org/privacy-statement/> If you have any queries about Sport England's handling of personal data you can contact Sport England's Data Protection Officer directly by emailing gail.laughlan@sportengland.org

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



11, Saint Andrew's Road
Gorleston
Norfolk NR31 6LT
07/01/2018

Planning Reference 06/18/0533/F

Dear Sirs,

Why as local residents and taxpayers are we treated with so little respect that we have to learn of schemes that have the potential to materially alter our neighbourhood by a little A4 planning notice on a gate, or in this case an oblique reference by Mr Albert Jones on the local radio just as offices shut for Christmas, after the deadline for objections for this scheme has passed? It feels disingenuous and dismissive.

Having the Canaries involved - what great potential for aspiration-raising for local youngsters. I'm sad to object, but I have serious concerns about local parking at the weekends when at least we have a respite from the students. If a potential 800 crowd may be expected on occasions, how can 130 parking spaces be sufficient? And with any slack in local parking which used to be available for weddings and funerals for St Andrew's now being taken up by students, the cinema and Wetherspoons,; an increase in trade vans parking and vehicle ownership per household; I'm not sure how we will cope.

The other potential problem for us local residents is the proximity of local hostelrys to the ground. Is a football crowd milling through the streets to and from Gorleston High Street on a Saturday afternoon good for anyone except landlords?

I also have sympathy for the residents of Baliol Road who already put up with the traffic noise of the A47 running adjacent to their homes to potentially suddenly find themselves also saddled with the noise and lights of a town football ground at their back gate.

In developing their offer, East Norfolk SFC have already built over nearly every part of their once huge site, pushing their increased number of students to park anywhere they can find nearby. This lack of parking now both in the day and the evening does affect our quality of life.

The scheme, the idea of collaboration and the potential seems like a great idea. But we all have grand ideas. The difference is we don't plough on ahead without regard to how it's going to affect our neighbours. Putting the Town Football Club on the last corner of an already heavily-developed site, to the detriment of other sports at the college and local residents just seems to me like over-development of this site. Great, if they had more space. Sadly, they don't.

Yours faithfully

Mrs H Pointer

Internet Consultees

Application Reference **08/18/0533/F**

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Mrs D Bartram

Address 12 Spencer Avenue Gorleston
Gt Yarmouth
Norfolk

Post Code NR31 7BH

Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee

I recently became aware of the proposed planning application re the above reference. I am sure that the college would not object to this as they will have access to better facilities for students etc but having lived on Spencer Avenue since 1965 I have been witness to the increasing problems that traffic/parking have caused both in the local area and especially on Spencer Avenue. After years of having my driveway blocked by 6th form students we now have restricted parking on the road which operates between 10am and 2pm. As I understand Gorleston FC may well use these facilities and out of the restricted hours too. I can imagine what sort of issues we will all on Spencer Avenue have again with inconsiderate parking on the street, not only during the evenings but at weekends too when family come to visit. I am sure that other residents will also be objecting to this. Please could I be kept up to date

Date Entered 03-10-2018

Internet Reference OWPC1967

Internet Consultees

Application Reference 08/18/0533/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Mrs D Bartram

Address 12 Spencer Avenue Gorleston

Gt Yarmouth

Norfolk

Post Code NR31 7BH

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

would not object to this as they will have access to better facilities for students etc but having lived on Spencer Avenue since 1985 I have been witness to the increasing problems that traffic/parking have caused both in the local area and especially on Spencer Avenue. After years of having my driveway blocked by 6th form students we now have restricted parking on the road which operates between 10am and 2pm. As I understand Gorleston FC may well use these facilities and out of the restricted hours too. I can imagine what sort of issues we will all on Spencer Avenue have again with inconsiderate parking on the street, not only during the evenings but at weekends too when family come to visit. I am sure that other residents will also be objecting to this. Please could I be kept up to date with any developments regarding this. Kind Regards D S Bartram

Date Entered 03-10-2018

Internet Reference OWPC1967

Great Yarmouth
Borough Council

12 OCT 2018

Planning
Department

S
34, Baliol Road,
Gorleston.
Great Yarmouth.
NR31 7AX

12th October 2018

Dear Sir/Madam,
Planning Application 06/18/0533/F

PROPOSAL: Creation of artificial grass pitch with associated flood lights.
Ball stop fencing, hard standing areas etc. New pavillion

Location: East Norfolk Sixth Form College Church Lane Gorleston
GREAT YARMOUTH NR31 7BQ

We wish to raise objections to the above planning application on the following grounds.

We understand from the college that the pitch will be in use for 50 weeks per year and with Gorleston Football Club to use the pitch for training and games. It also states that the pitch will be open from Monday to Friday 9am - 10pm, and Saturday and Sunday 9am to 6pm

If this is allowed to go forth like this it raises many questions like noise problems and most of all traffic problems, such as parking. Living in Baliol Road car parking is very bad at the best of times, and even worse when the college students are in during term times, and then to add football traffic at the week-ends it would just be a nightmare. The noise generated by the match, players and supporters alike would not be appreciated.

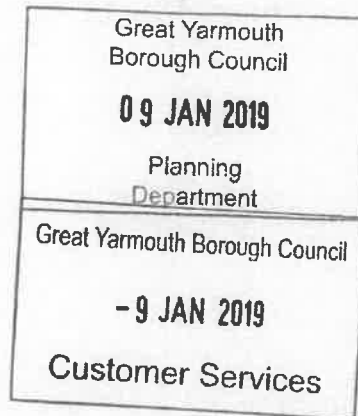
We are not against this project, but there was no public consultation done as far as we know for the local residents to have a say before going to planning.

Our objections are based upon Highway safety and increased traffic and road problems and noise problems.

Yours faithfully,


Rev. & Mrs P. Paine

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



5
11, Saint Andrew's Road
Gorleston
Norfolk NR31 6LT
07/01/2018

Planning Reference 06/18/0533/F

Dear Sirs,

Why as local residents and taxpayers are we treated with so little respect that we have to learn of schemes that have the potential to materially alter our neighbourhood by a little A4 planning notice on a gate, or in this case an oblique reference by Mr Albert Jones on the local radio just as offices shut for Christmas, after the deadline for objections for this scheme has passed? It feels disingenuous and dismissive.

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The other potential problem for us local residents is the proximity of local hostelrys to the ground. Is a football crowd milling through the streets to and from Gorleston High Street on a Saturday afternoon good for anyone except landlords?

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Yours faithfully

Mrs H Pointer

Internet Consultees

Application Reference 06/18/0533/E

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Paul Rouse

Address 3 Spencer Avenue

Gorleston

Great Yarmouth

Post Code NR31 7BH

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

College students parking on Spencer Avenue was such a problem that we fought to get yellow lines and timed restrictions on this narrow road. As there are no restrictions during evenings and weekends I would not want to see parking problems at these times because of this application being successful.

Date Entered 02-10-2018

Internet Reference OWPC1955

Internet Consultees

Application Reference 08/18/0533/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name mr p hubbard

Address 21 spencer avenue gorleston

gorleston gt yarmouth

Post Code NR317BH

Telephone

Email Address

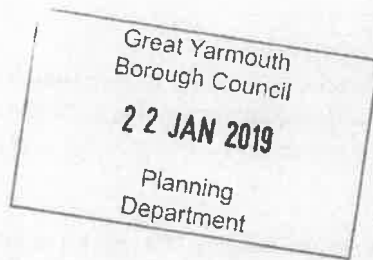
For or Against OBJ Object

Speak at Committee

my main fear and objection is that when Gorleston FC play their home games,spencer avenue will be used for parking,this road as you may know is very narrow and already has restricted parking(10am-2pm mon-fri) due to the location of the college.My fear is that because of the lack of spaces available, parking will be a free-for -all and will substantially increase the safety risk as well as the anti-social issue.i vividly remember very well when there were no parking restrictions on spencer ave.cars were parked nearly all day on the pavement and across residents driveways causing endless problems to the way of life.If the college and gorleston fc need this facility then may i suggest that they create a parking area on the college grounds

Date Entered 02-10-2018

Internet Reference OWPC1957



(S)

11, Saint Andrew's Road
Gorleston
Norfolk NR31 6LT

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

22/01/2018

Planning Reference 06/18/0533/F

Dear Sirs,

Further to my letter of 7th February, having examined the Planning Documents further, I wish to add more points to the debate.

I still feel very strongly that there a deep and fundamental flaw with the process by which your department disseminates information about 'Major Developments'. I find the Planning IT shockingly long-winded and inefficient. In an era when as previously you could publish a planning notice in the Mercury and more or less guarantee a good proportion of the town would read it, which forum are you choosing now to ensure your townsfolk are kept abreast of things and get a chance to have their say about things that might affect them and their town? Surely having planning proposals as difficult and obscure to access as they are at present only cuts down on public engagement and plays to the interests of the developers.

This proposal in particular has had virtually no coverage in the media, yet those residents backing onto the field stand to go from a view of a grass field played on only in College time, to 'it is anticipated the stadia AGP may be used for 85 hrs per week'. From 9am to 10 pm in the week, and from 10 am to 8 pm at weekends, so potentially -all week, all year round. There's the nearly doubling of the boundary height. There's the 50 ft floodlights so tall they will even shine on the houses on the other side of the street; which can be turned on every day as dusk falls, before the children are home from school in the winter, and stay on till bedtime. I could continue about weekend and evening noise from football crowds, loudspeakers, cars leaving - these residents have had one formal information letter which at first glance reads that the College merely want to update their pitch. Would you consider this fair if it were your home? Perhaps the proposers would like it to appear at the back of their garden? I do not think under these circumstances that you can consider the lack of objections as tacit approval, more an indication of failure to effectively inform.

Please consider the following points -

↑ Apologies. I now
1 understand the residents
of Balford were consulted. HP

Labosport presented the plans with quoted attendance figures of a maximum of 250. This figure was then used when consulting the Agencies. Their findings are therefore based on 250. Now that Labosport have amended that figure to 500 – 800 surely just from a legal point of view the Agencies now all need to be re-consulted?

As you know, at 250 Environmental Health said 'the potential for noise and light nuisance to local residents is considerable.' About the floodlights they said 'there will still be an intrusive effect on some properties. Whether such intrusion will be tolerated by all affected residents is difficult to foresee.'

They also said that numbers *must* stay under 250 for the sake of the residents, and that there must be no public address system. Labosport say the Football League requires Gorleston FC to have one. How can these two, separate, opposing targets be reconciled?

Highways didn't object about the extra traffic at 250. They did suggest that Labosport's view that most people would use sustainable modes of transport was hopelessly optimistic.

Given Labosport's revised attendance figures how do they now propose to 'ensure that parking occupancy does not overspill onto local highways' ?

On the subject of attendances the 800 quoted is still an under-estimate. I understand it has been over 1,000 at the Canaries matches.

Part 2/2

It is stated in the Press that it is hoped that this move will be good for Gorleston FC and encourage a greater following. How can this stadium's capacity accommodate that, given the max 250 crowd promises Planning Permission is being sought on?

Why did Gorleston FC move out to Emerald Park in 1983?

Are there any other football clubs known to be currently moving into the centre of their town?

I know the Planning Department are fully aware of the parking and traffic congestion problems that residents near the college live with in term-time. And of the dangers this traffic daily poses to students, school children, and young children visiting the adjacent play park.

Have the proposers considered the impact that far larger numbers of people and traffic using the narrow College entrance across 85 hours a week, all through the year may have on the safety and usage of the Recreation Ground, where only the youngest of children enjoy adult supervision? Some children may get fitter running round the AGP. Others may no longer be allowed to play out with their mates on the Rec, especially on big match days, because of parents' safety concerns.

On the subject of parking the 166 spaces quoted in the revised plan will only be available when the College is closed. Is it planned to have day-users of the venue as well as the students in term time? If so, where will they park? What hope for funeral-goers?

When the College or St Andrew's (who enjoy a reciprocal special event parking arrangement) have evening events which already overspill onto local highways, where are the regular evening bookings of the AGP and/or the Pavilion going to park?

Who is going to ensure Parents Evenings, Open Evenings etc. and big events at the church such as concerts and Speech Days which fill this car park do not clash with the Gorleston FC matches?

Every evening, when people return to their homes, the streets round here reach their parking capacity. Once the 166 car park spaces are filled, where can the rest of the Gorleston FC evening match-goers park?

Where are the 800 plus football fans attending the bigger matches, many of whom will be coming a distance, going to park?

I'm sure I'm not the only one who tends not to go out in the evenings anymore as I dislike trawling round for a space on my return and walking the streets late alone to get home. Will I now have to stop visiting my sister or going shopping on a Saturday as well now in case I can't get back in until the match has finished? Or maybe not even then if there's an evening booking.

What will the toilet arrangements be at the bigger events? Presumably at the times when there's an FC match on the College facilities will be locked. As a friend said to me 'I don't think those outside the Feathers will be enough'.

How long will all the proposed site supervision actually last before everyone forgets that the nearby bedrooms were there first? Is it realistic to hope that music and noise will NEVER escape from the clubhouse? Even on a hot summer's evening? Can a promise really be made that the only thing the tannoy would ever be used for is team names and names of goal scorers, or that club events will never spill onto the pitch?

I do understand there are potentially some really good outcomes from this proposal for a lot of football-lovers, especially the young ones. But perhaps in seeking these the proposers have allowed themselves to down-play the real cost to those who live nearby, most especially the blight to the quality of life of the College's own immediate neighbours. Also, a profit now for some stands to cause permanent and on-going damage to the viable balance of co-existence of our community.

It is my opinion that the proposed intensity of use in terms of both hours and numbers is wholly inappropriate for that site.

Yours faithfully,



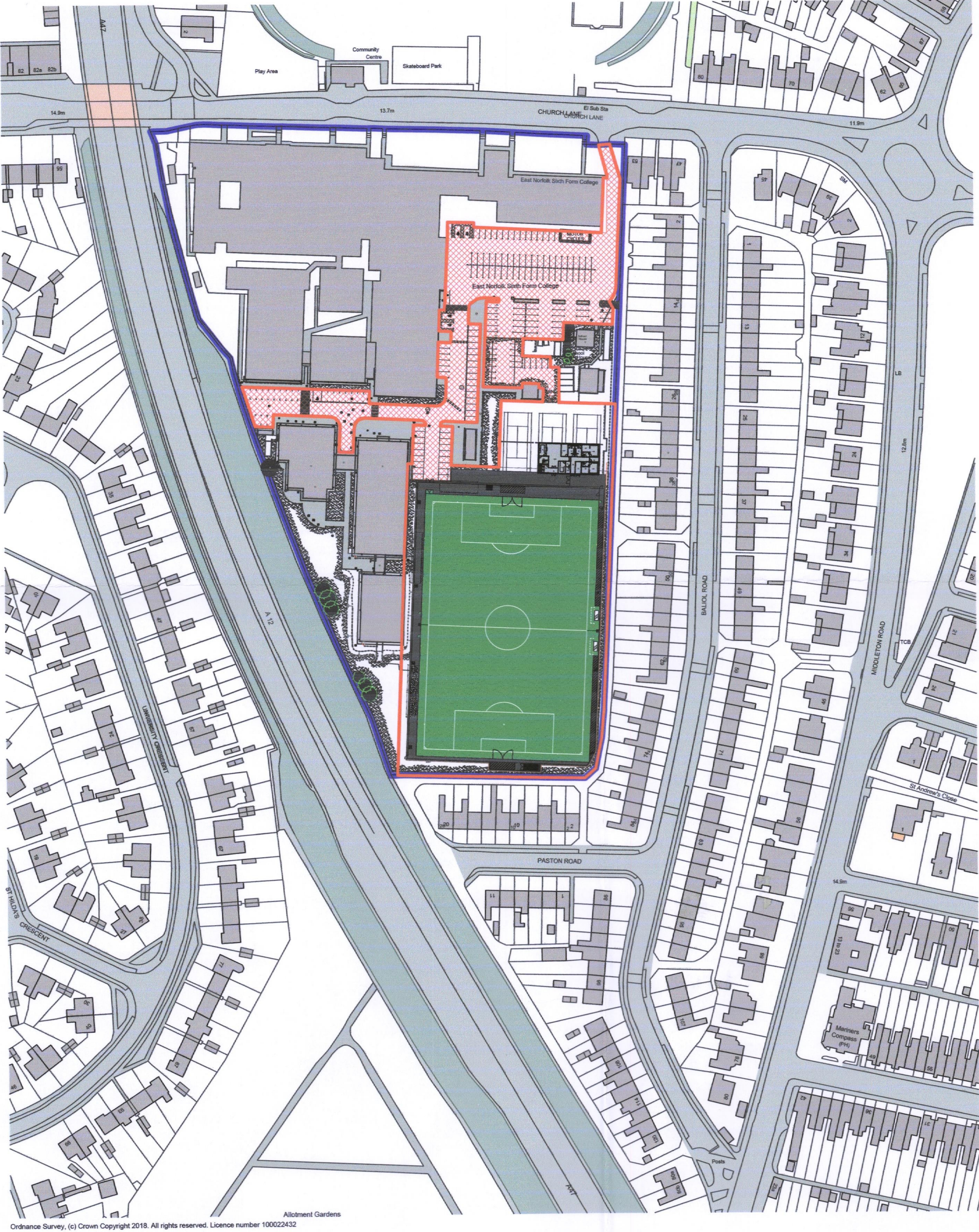
Mrs H A Pointer



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ARTIFICIAL GRASS PITCH (AGP) AND PAVILION PROPOSAL, APPLICATION SITE AREA, TEMPORARY CONSTRUCTION ACCESS AND APPLICANTS OWNERSHIP BOUNDARY



Do not scale from this drawing.
Check all dimensions prior to commencement of works.
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No guarantee can be given to the accuracy and completeness of any service provider record information shown in this drawing and no liability will be accepted for any losses that arise due to a lack of accuracy in any service providers record information.
Relevant service drawings should be obtained from appropriate service providers and used in conjunction with this drawing.
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- ADVISORY NOTES**
- PLANNING PERMISSION IS SOUGHT TO CREATE A NEW EXTERNAL SPORTS PITCH WITH ASSOCIATED FEATURES INCLUDING:
1. INSTALLATION OF NEW ARTIFICIAL GRASS PITCH (AGP) SIZED 106 X 70M WITH PITCH MARKINGS TO ACCOMMODATE A VARIETY OF FOOTBALL PITCHES, MINI SOCCER PITCHES AND TRAINING AREAS
 2. INSTALLATION OF NEW 4.5M HIGH BALL STOP FENCING WITH ENTRANCE GATES TO AGP PERIMETER
 3. INSTALLATION OF NEW PITCH PERIMETER BARRIER (1.20M AND 2.0M HIGH) WITH ENTRANCE GATES INTERNALLY WITHIN THE PITCH ENCLOSURE, TO SEGREGATE THE PITCH PLAYING AREA FROM ADJOINING RESPECT SPECTATOR AREA
 4. INSTALLATION OF NEW HARD STANDING AREAS ADJOINING THE AGP PERIMETER COMPLETE WITH ASSOCIATED POROUS ASPHALT SURFACING FOR PEDESTRIAN ACCESS AND CIRCULATION, GOALS STORAGE AND VEHICULAR MAINTENANCE AND EMERGENCY ACCESS
 5. INSTALLATION OF NEW HARD STANDING AREAS AROUND THE AGP PERIMETER
 6. INSTALLATION OF NEW FLOODLIGHT SYSTEM
 7. INSTALLATION OF NEW MAINTENANCE EQUIPMENT STORE LOCATED WITHIN THE FENCED FACILITY ENCLOSURE
 8. INSTALLATION OF NEW 3.5M HIGH REFLECTIVE ACOUSTIC BARRIER
 9. INSTALLATION OF NEW SPECTATOR GRANDSTANDS
 10. INSTALLATION OF NEW ENTRANCE TURNSTILE
 11. INSTALLATION OF NEW PAVILION BUILDING

PURPOSE AND USE

THE AGP WILL OFFER A VARIETY OF FOOTBALL PITCHES AND TRAINING AREAS WITHIN THE SAME ENCLOSED PLAYING SPACE TO SUPPORT DEVELOPMENT PLANS INTO GRASSROOTS FOOTBALL

IN ACCORDANCE WITH THE FOOTBALL ASSOCIATION'S (FA) TECHNICAL GUIDANCE, THE INTENTION IS TO INTRODUCE MULTIPLE PITCH MARKINGS TO GAIN MAXIMUM FOOTBALL GRASS ROOT DEVELOPMENTAL OUTCOMES

PERFORMANCE QUALITY STANDARDS (POS)

THIS AGP DESIGN HAS BEEN PREPARED IN COMPLIANCE WITH THE FOLLOWING SOURCES OF APPROPRIATE TECHNICAL GUIDANCE:

ARTIFICIAL GRASS PITCHES (AGPS):
THE FOOTBALL ASSOCIATION (FA) GUIDE TO FOOTBALL TURF PITCH DESIGN PRINCIPLES AND LAYOUTS

FEDERATION INTERNATIONALE DE FOOTBALL ASSOCIATION (FIFA) QUALITY PROGRAMME FOR FOOTBALL TURF - HANDBOOK OF REQUIREMENTS (OCTOBER 2015) - FIFA QUALITY CERTIFICATION REQUIRED OR EQUIVALENT IMS STANDARD

BALL-STOP FENCING:
BS EN 15312:2007 A1.2 FREE ACCESS MULTI-SPORTS EQUIPMENT REQUIREMENTS, INCLUDING:

CLAUSE 5.5.1.2.1 RESISTANCE TO REPEATED IMPACT OF FOOTBALLS
CLAUSE 5.5.1.2.2 VERY INTENSE FORCEFUL IMPACT RESISTANCE TO PLAYER'S KICKS

GOALS:
BS EN 748:2004 - PLAYING FIELD EQUIPMENT, FOOTBALL GOALS, FUNCTIONAL AND SAFETY REQUIREMENTS, TEST METHODS.

BS 8461:2005+A1:2009 - FOOTBALL GOALS, CODE OF PRACTICE FOR THEIR PROCUREMENT, INSTALLATION, MAINTENANCE, STORAGE AND INSPECTION.

BS 8462:2005+A2:2012 - GOALS FOR YOUTH FOOTBALL, FUTSAL, MINI-SOCCER AND SMALL-SIDED FOOTBALL.

FLOODLIGHTS:
THE INSTITUTE OF ELECTRICAL ENGINEERS WIRING REGULATIONS BS7671 (THE SEVENTEENTH EDITION WIRING REGULATIONS)

THE FOOTBALL ASSOCIATION (FA) GUIDE TO FOOTBALL TURF PITCH DESIGN PRINCIPLES AND LAYOUTS

BS EN 12193:2007 LIGHT AND LIGHTING, SPORTS LIGHTING

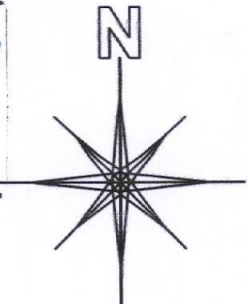
THE INSTITUTION OF LIGHTING PROFESSIONALS (IPL): GUIDANCE NOTES FOR THE REDUCTION OF OBTRUSIVE LIGHT GNS:2011

PATHWAYS:
SPORT ENGLAND DESIGN GUIDANCE NOTE - ACCESSIBLE SPORTS FACILITIES - ISSUE 003 / APRIL 2010

THE BUILDING REGULATIONS - APPROVED DOCUMENT M - ACCESS TO AND USE OF BUILDINGS, VOLUME 2 - BUILDINGS OTHER THAN DWELLINGS

GENERALLY:
WORKS MUST COMPLY WITH CURRENT BUILDING REGULATIONS AND BRITISH / EUROPEAN STANDARDS APPLICABLE TO THE PROPOSALS

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CLIENT: ARTIFICIAL GRASS PITCH (AGP) AND PAVILION

PROJECT: SITE PLAN

DATE	DESCRIPTION	BY	APP'D
18-04-18	PLANNING	TB	01
02-01-19	LSUK-18-0496	A1	18-0496 BM22583 0370 02