

**Reference:** 06/19/0367/F

**Parish:** Great Yarmouth  
**Officer:** Mr Rob Forrester  
**Expiry Date:** 22-03-20

**Applicant:** Daylight Developments Ltd - Mr Ranns

**Proposal:** Demolition of Europa House and erection of 17 no. 1 and 2 bedroom apartments and ancillary facilities

**Site:** Europa House, 40 South Quay, Great Yarmouth

## REPORT

### 1. Background / History:-

- 1.1 The site comprises 0.07 hectares and contains a flat roof, brick-built office/commercial building dating from the 1950's, which faces on to South Quay and Nottingham Way, and it is a prominent corner building.
- 1.2 The site falls within the urban area of Yarmouth, and is surrounded by a mix of commercial/residential buildings, many being flat roof construction.
- 1.3 There is no relevant planning history for the site.
- 1.4 South Quay contains an eclectic mix of historic buildings (many of which are listed) built around the traditional 'Rows' with more modern developments on infill and re-developed sites.
- 1.5 The area is one where the Council has generally encouraged redevelopment, particularly mixed uses, and those which re-introduce residential development in to the urban centre.
- 1.6 The site falls just outside of the Conservation Area boundary, which runs along the northern side of Nottingham Way, the application site being on the southern side.
- 1.7 The existing building is a modern design of no architectural merit although it has a symmetrical appearance, which sits well on the site and the location within the Historic South Quay.

- 1.8 The proposal is to demolish the existing flat-roof building and to erect in its place, a new flat-roof building of 4-storey proportions, to provide 17 one and two-bedroomed flats comprising:-

Ground Floor	2 No two-bedroomed units and 3 No one-bedroomed units
First Floor	3 No two-bedroomed units and 2 No one-bedroomed units
Second Floor	3 No two-bedroomed units and 2 No one-bedroomed units
Third Floor	2 No two-bedroomed units

- 1.9 The building is an 'L' shaped structure facing both road frontages with a rear courtyard providing refuse bin storage and secure cycle parking. The building provides ramped wheelchair access and a lift to all floors.
- 1.10 No car-parking is provided, and the main access to the building is close to the South Quay/Nottingham Way junction. Revised plans provide the additional cycle storage as required by the Highway Authority and is within the enclosed rear courtyard.
- 1.11 The building would be close to the highway with landscaped borders and the internal floor level is raised up above the flood-level and is to be 700mm above existing ground level.
- 1.12 The building would occupy all the available frontage to both roads and the proposal is for a substantial building of lower brick walls and rendered upper walls – to match the adjacent buildings - and is a similar height to its neighbours, apart from the third-floor, which is a lesser area than the 3 other floors, and the 2 flats at that level are set-back from the front faces of the building.
- 1.13 All of the flats have either a Juliet balcony/French doors or a walk-out balcony, the balconies at the corner of the building next to the road junction, forms an architectural feature on this prominent location, with a different colour for the walls behind the balconies.

- 1.14 The application is accompanied by the following technical documents: -

- Topographic Survey
- Archaeological Investigation/Heritage Statement
- Design and Access Statement
- Phase 1 Contamination Report and Site Check data
- Flood-risk Assessment
- Ecological (Habitats Regulations) Assessment
- Economic Viability Report
- Comments on other available sites/Sequential Test

1.15 The applicant has agreed to Ecology/Open Space contributions amounting to:-

Natura2000 at £110 per Dwelling = 1,870  
£480 per Dwelling in lieu of useable Public Open Space = £8,160  
£920 per Multi Bed Dwellings for children's recreation = £9,200

The Total would therefore be £19,230.00

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

2.1 Strategic Planning – The existing building was previously in use for office space but now remains vacant. It is located within the urban area of Great Yarmouth, adjacent to the town centre and is in a generally sustainable location with regards to accessibility to nearby facilities and amenities.

The loss of the existing building provides an opportunity to improve the aesthetics of the street scene and the setting of the South Quay conservation area needs to be considered (Core Policy CS10).

The proposal has the potential to contribute 17 new dwelling units to meet housing provision needs within a Main Town (Core Strategy Policy CS2) at a time when the Borough Council cannot demonstrate a 5-year housing land supply.

In strategic planning terms the scale of development would be commensurate with the location and facilities available in Great Yarmouth and I would consider the proposal compliant with Core Policies CS1, CS2 and NPPF118(d).

2.2 Local Highway Authority – Initial concern at insufficient cycle storage.

Given the location of the site is directly accessible to local services, employment, transport provision etc - all of which will reduce the reliance on the private motor vehicle as the primary mode of transport - the site is considered highly sustainable in transport terms. Having regard to current national policy it would be difficult to refuse the application on lack of parking provision alone, or to defend such a recommendation at appeal.

The revised plan addresses my earlier comments – advises 1 condition (Cycle parking to be provided prior to occupation and retention thereafter).

2.3 Neighbours – There has been one objection from a neighbour which states:-

- Strong objection due to a serious lack of parking provision
- Despite it being 2019, we simply do not all cycle
- There is no-where to park in this area, and most people have cars
- Nottingham Way is a very busy main road with double yellow lines for its entire length
- All the side streets are over-capacity with parking problems

- 2.4 GYBC Housing Section - The development is within the Town Centre sub-market area and as such is required to make an affordable contribution of 10% on 15 units and above, this has not been identified in the planning application.

In this instance we would request a commuted sum for this development. I have not had discussions with the site owner regarding this. I will begin discussions with property services so we are in a position to agree the payment amount.

- 2.5 Environment Agency – No objection subject to Sequential and Exception tests being applied and to no objection from Resilience officer in relation to evacuation.
- 2.6 Lead Flood Authority - No response.
- 2.7 Emergency Planning Officer (Resilience) - Having reviewed the FRA and am comfortable that the design, which means that the floor levels are above the projected extreme 1:1000 year event flood level, protects residents against flood events. The route is specified within the FRA but would need to be documented in a Flood Response Plan as recommended in the FRA. It should be a condition on approval, and shouldn't prevent the application going ahead as the risk doesn't crystallise until completion.

Any evacuation would take place in advance of predicted flooding.

- 2.8 Anglian Water – No objections, foul sewers have capacity to accept the flows and advises condition regarding surface water drainage strategy.
- 2.9 Conservation/Design Officer – A site visit confirms the building is of no historic merit. The re-development is well considered and will enhance the area
- 2.10 Archaeology – Site is within a historic priory of dense medieval housing and buried archaeological remains are possible. Requires watching brief and 3 conditions.
- 2.11 Natural England – No comments received.
- 2.12 N.C.C Natural Environment Team (Ecology) – No significant impact - the Shadow HRA predicts some impact on local sites and the amended HRA concludes no LSE on the Outer Thames Estuary SPA. The effects are limited due to the urban location and access to other recreation and can be mitigated with the Monitoring and Mitigation Strategy contribution.
- 2.13 Environmental Health – The submitted documents are satisfactory and the development should be carried out in accordance with the report – a waste acceptance criteria test for any imported soils is required, and a watching brief for

contamination noted during construction. Requires conditions including noise report to demonstrate port-noise will not be problematic.

### **3 National Policy:- National Planning Policy Framework (NPPF)**

- 3.1 Paragraph 2: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise, however in the absence of a 5-year Housing Land Supply, there remains a presumption in favour of sustainable housing developments.
- 3.2 Paragraph 7: The purpose of the planning system is to contribute to the achievement of sustainable development which has 3 arms:-
  - a) an economic objective
  - b) a social objective
  - c) an environmental objective
- 3.3 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), however in the absence of a 5-yr H.L.S, the status of the emerging plan is somewhat academic.
- 3.4 Paragraph 84. It will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.
- 3.5 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.
- 3.6 Paragraph 170 - 177. Planning policies and decisions should contribute to and enhance the natural and local environment by:
  - a) protecting and enhancing valued landscapes, sites of biodiversity or geological

value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

- b) recognising the intrinsic character and beauty of the countryside,
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

177. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

#### **4 Core Strategy – Adopted 21st December 2015**

- 4.1 Policy CS2: Growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new jobs and service provision, creating resilient, self-contained communities and reducing the need to travel.
- 4.2 Policy CS2 directs the majority of new housing to the larger urban areas particularly Gorleston and Great Yarmouth (such settlements are suitable for 35% of new housing growth across the District).
- 4.3 Policy CS4 – Delivering Affordable Housing : seeks an appropriate level of affordable housing dependant up on the scale of the development and the area of the District where it is located.
- 4.4 Policy CS9 – Encouraging well-designed, distinctive places

High quality, distinctive places are an essential part in attracting and retaining residents, businesses, visitors and developers. As such, the Council will ensure that all new developments within the borough reflect the local character; respect

key features; create functional places; provides appropriate parking and access; conserves bio-diversity.

- 4.5 Policy CS11: The Council will work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species. This will be achieved by: (partial)

a) Ensures Little Terns and other protected species are adequately protected from adverse effects of new development. Natura2000 Sites Monitoring and Mitigation Strategy to be prepared.

d) Ensuring that the Norfolk Coast Area of Outstanding Natural Beauty (AONB), the Broads and their settings are protected and enhanced

g) Ensuring that all new development takes measures to avoid or reduce adverse impacts on existing biodiversity and geodiversity assets. Where adverse impacts are unavoidable, suitable measures will be required to mitigate any adverse impacts. Where mitigation is not possible, the Council will require that full compensatory provision be made

h) Ensuring that all new development appropriately contributes to the creation of biodiversity and/or geodiversity features through the use of landscaping, building and construction features, sustainable drainage systems and geological exposures

- 4.6 Policy CS13 – Protecting from Flooding: The sequential and exception test should be met.

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

b) Planning Obligations for a range of contributions is to be sought

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

- 4.8 CS16: Relates to Improving accessibility and Transport directing development to sustainable locations and ensuring no adverse impact on the transport network.

## **5 Local Policy :-**

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

- 5.2 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.
- 5.3 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.
- 5.4 As the general principles are covered by Adopted Core Strategy Policy CS2, there are no relevant Policies.

## **6 Emerging policy – Local Plan Part 2:-**

- 6.1 In the absence of a 5-year Housing Land Supply, there are few emerging policies that are applicable.

## **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 re-development and whilst the proximity to designated areas has triggered the need for a bespoke shadow habitat regulation assessment, the impact is not significant due to the urban location and easy access to other recreational sites and can be mitigated by virtue of the Natura2000 contribution to the Monitoring and Mitigation Strategy.
- 7.3 Being a flat-roof modern building, it is unlikely that there would be any protected species present at the site, although the usual 'informative' should accompany any approval.

## **8 Local finance considerations: -**

- 10.1 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**

### Development Plan Policy

- 9.1 The proposal seeks approval for the erection of a building containing 17 modest flats within one of the main urban areas. It is a brownfield (previously developed site) in a highly sustainable location, at a time when the Council is seeking the re-development of the area in general and encourages multi-use sites and those which encourage residents back in to the town centre.
- 9.2 In the absence of a 5-year housing land supply, the proposal is a welcome one which raises no particular policy concerns, and the principle of development is acceptable on 'Policy' grounds.
- 9.3 Whilst there would be a loss of a building previously in commercial/employment use, the protection policies apply only to the larger 'allocated' sites, and permitted development rights exist to change offices to dwellings, so the loss of the use could not be resisted in any event.
- 9.4 The Affordable-Housing policy is discussed below, as are the more 'detailed' issues.

### Design/Impact on the Conservation Area

- 9.5 The Historic South Quay contains a mix of period property and more modern infill, and whilst the site adjoins (but is not within) the Conservation Area, it will nevertheless have an impact and the corner site is a prominent one.
- 9.6 The existing building, whilst have a symmetrical design and window fenestration (that mimics earlier property on South Quay) is a flat-roof modern building of no great architectural merit.
- 9.7 The proposed replacement building is a modern design which reflects the proportions of other South Quay developments and will not appear out-of-place with its neighbours or the surrounding area.
- 9.8 The proposal faces outwards with an active frontage to both roads, and providing high quality materials are used within the construction, it will be an appropriate

design that will not impact on the setting or character of the Conservation Area, and the Conservation Officer supports the scheme.

- 9.9 The N.P.P.F indicates at paragraph 127, that Planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
  - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- 9.10 It goes on to state at paragraph 130, that “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents”.
- 9.11 The proposed dwelling is considered to be a high-quality design, and as a result, it takes the opportunity to improve the character and quality of the area as required by paragraph 130 and it therefore complies with Core Strategy Policy CS9 and is visually appropriate.

#### Flood-risk and Drainage

- 9.12 The site falls within Flood-risk Zone 3a although a sequential test shows no lesser -risk sites currently available for a 17-flat development, and this site is one of several being encouraged by the Council. The agent states:-
- *My Client has been looking for a site to develop for quite some time*
  - *They purchased Crown House in March 2018 and started on site February 2019. This is a Permitted Development conversion from Office to Residential and will be completed September 2020*
  - *Another building they purchased was Nelson House which they completed in March 2019. Again, a Permitted Development Conversion*
  - *As there are no sites available for development of 15-20 Units in this area and my Client purchased Europa House. Due to constraints with the ground floor being in the Flood Plain, it was considered inappropriate to convert to residential. Instead,*

*my Client is proposing to demolish and build a new Block of Flats with all floors above the anticipated Flood Zone*

- *Whilst there are a number of small sites available for 1-2 Units, very few larger sites come to the market. Currently there are 9 sites with consent for residential development with only 2 of them for 7 Units and one for 4 Units. The remainder are all either single dwellings or plots for two dwellings*
- *It is not viable to put three sites together to achieve a total of 18 Units.*

On the basis of the above, it is considered that the proposal passes the sequential test on the basis that there are no sequentially preferable sites (in a lower flood-risk zone) currently available that could accommodate the development.

- 9.13 The Environment Agency has not objected in principle (subject to the Resilience-officer being satisfied with the evacuation plan) and they note that:-

#### Actual Risk

- The site lies within the flood extent for a 0.5% (1 in 200) annual probability event, including an allowance for climate change
- We are developing a business case for the Great Yarmouth tidal defences (Epoch 2) project which is seeking approval for capital works to the tidal defences on the Rivers Yare and Bure to manage the risk from tidal flooding. Following this the CFMP Hold the Line policy has changed for this flood compartment. The preferred option is to maintain the current defences but not raise in line with climate change, as this is not cost beneficial
- The site does benefit from the presence of defences. However the defences have an effective crest level of 2.89 m AOD which is below the 0.5% (1 in 200) annual probability flood level including climate change of 3.32 m AOD and therefore the site is at actual risk of flooding in this event
- Finished ground floor levels have been proposed at 3.62 m AOD. This is above the 0.5% (1 in 200) annual probability flood level including climate change of 3.32 m AOD and therefore the floor levels are 0.3m above the flood level and so dry in this flood event
- Flood resilience/resistance measures have not been proposed
- There is refuge within the ground floor with level of 3.62m AOD above the 0.1% (1 in 1000) annual probability flood level of 3.49 m AOD
- The lowest site level is 2.70 m AOD and therefore flood depths on site are 0.62 m deep in the 0.5% (1 in 200) annual probability flood event including climate change with flood level of 3.32m AOD, and 0.79m depth in the 0.1% (1 in 1000) annual probability flood event including climate change with flood level of 3.49m AOD
- Therefore assuming a velocity of 0.5% the flood hazards on the site are danger for most including the general public in the 0.5% (1 in 200) and 0.1% (1 in 1000) annual probability flood events including climate change
- Therefore this proposal does not have a safe means of access in the event of flooding from all new buildings to an area wholly outside the floodplain (up to a 0.5% (1 in 200) annual probability including climate change flood

event). We have no objections to the proposed development on flood risk access safety grounds because an Emergency Flood Plan has been proposed by the applicant but you should determine its adequacy to ensure the safety of the occupants

- Compensatory storage is not required.

9.14 The raised floor-levels within the building means that the development itself would not be at flood-risk, and an escape route from the site would be to higher ground to the north and east along well-made public footpaths, and the Emergency Planning Officer raises no objection in principle subject to a condition requiring the submission of a detailed evacuation plan.

9.15 Sites along South Quay and around The historic 'Rows' within the town centre are part of the Council regeneration programme and the re-development of such sites has significant public benefits that outweigh the residual flood-risk, and as a result, the development would pass the exception test.

9.16 The existing site (built at a lower level) is at greater flood-risk, and the proposed scheme is therefore an appropriate one to develop.

#### Affordable Housing

9.17 The development falls above the 15 dwelling threshold for the provision of affordable housing - as required by Core Strategy Policy CS4 - and 10% (2 dwellings) would normally be expected to be affordable units, either on-site or by appropriate contribution.

9.18 The applicant has indicated that due to the existing use-rights of the site, and the build-costs of the scheme, it is not economically viable to provide any affordable contribution or provision on-site.

9.19 The submitted economic viability report is currently being appraised by the Council Property Section (and a verbal up-date should be available by the date of the Committee) although it is anticipated that the report would demonstrate that it is not economically viable to provide affordable units, as permitted by paragraph 4.4.5 of Policy CS4 and the advice on affordable dwellings within the N.P.P.F.

9.20 Whilst it is regrettable that no affordable units would be provided in this instance, it should be noted that all of the proposed flats are modest 'lower-cost' units and they are suitable for disabled users with appropriate access ramps and a lift to all floors.

#### Impact on Ecology

9.21 The N.P.P.F; The Conservation of Habitats and Species Regulations 2017, and Core Strategy Policy CS11/Natura2000 Monitoring and Mitigation Strategy,

establishes a strict regime for consideration of the impact of a development on both protected species and wildlife habitats and is referred to in section 7 above.

- 9.22 There are 3 separate issues to consider in relation to the above legislation and policy and the current proposal, being the ecology of the site itself, any recreational pressures on Natura2000 sites and impact on protected species off-site.
- 9.23 Being a flat-roof modern building which was until recently in active use, it is unlikely that there would be protected species on-site, nor would any be affected within the immediate surroundings of the site.
- 9.29 The submitted HRA report concludes that there could be some impact on Natura2000 sites arising from visitor pressure, however it would not be significant, and its impact is lessened due to the residents being within the urban area where there is easy access to other types of recreation including local parks and open-space within the urban area.
- 9.30 The County Ecologist confirms that it could be dealt with via the Monitoring and Mitigation Strategy. The appropriate payment is to be made via a Section 106 agreement or Obligation – see below.

#### Highway Safety/Parking

- 9.31 A concern has been expressed by a local resident (see section 2) regarding the lack of off-road parking, although many of the schemes recently approved along South Quay have been no-car schemes.
- 9.32 The Local Highway Authority have indicated that the site is a highly sustainable location in highway terms, where residents would have easy access to facilities and services as well as public transport and that a refusal based on a lack of parking could not be justified. The N.P.P.F indicates that permission should not be refused on Highway Safety grounds unless the resulting situation would be 'severe'.
- 9.33 The existing commercial use of the site does not have parking facilities, and there are public car-parks and road-side parking nearby, although there are parking restrictions directly outside the site due to the busy nature of the road.
- 9.34 The revised plans include additional cycle-storage as requested by the Highway Authority and the proposal complies with the guidance within the N.P.P.F and Core Strategy Policy CS16.

#### Contributions

- 9.35 The applicant has agreed to the Public Open Space/play space contribution and to the Natura2000 payment towards mitigating the recreational pressure on sensitive ecology.
- 9.36 The contributions would be advanced by a Section 106 agreement or Obligation, and any permission should be subject to such agreement being signed.
- 9.37 The section above relating to affordable housing is subject to confirmation that such provision is not economically viable,, and therefore no contribution would be needed.
- 9.38 The development does not hit the relevant 'triggers' for other contributions such as education/libraries or N.H.S.

#### Noise and Amenity

- 9.39 The building has been orientated so all habitable rooms look out on to the 2 main road frontages and there would be no appreciable loss of amenity for the neighbours in terms of oppressive outlook, loss of daylight/sunlight or disturbance.
- 9.40 The Environmental health Officer has indicated that there is potential disturbance from operational noise from the port activity on the quayside and a noise-report should be undertaken.
- 9.41 Other developments have been permitted as close to the port and it is therefore anticipated that with appropriate acoustic ventilation and double glazing, that noise could be reduced to an acceptable level. Such matters can be conditioned.

## **10 Conclusion**

- 10.1 The general principle of a modest flat-development within the urban area is acceptable in policy terms, and the proposal relates to a previously developed site in an area where the Council is encouraging re-generation and seeking the returning residents to the centre of the settlement as required by the N.P.P.F and Core Strategy Policy CS2.
- 10.2 The design of the dwelling is appropriate for the location and would not be harmful to the setting/character of the Conservation Area and quality of the area as required by paragraph 130 of the N.P.P.F and Core Strategy Policy CS9.
- 10.3 The site is a sustainable one where a lack of parking is not an over-riding consideration and the site has good access to facilities and services and appropriate cycle-parking is provided and does not conflict with the N.P.P.F or Policy CS16.

- 10.4 The application would not have an unacceptable impact on protected species and Natura2000 habitat and therefore the L.P.A meets its statutory duty to make such an assessment as required by the regulations, the N.P.P.F, Core Strategy Policy CS11 and Circular 06/2005.
- 10.5 Appropriate levels of contributions are to be provided as required by Policy CS14.
- 10.6 No affordable housing is to be provided, but the applicant has demonstrated that it would not be viable as required by the N.P.P.F and Policy CS4, and the development provides modest 'lower-cost' dwellings in an appropriate location, adds to the mix of house-types and aids the 5yr Housing Land Supply.
- 10.7 The site falls within the flood-risk zone, however no lower-risk sites are available, and the raised floor-levels ensure that the building would not be at risk and an appropriate evacuation plans can be produced and the proposal meets the sequential and exception test as required by the N.P.P.F and Policy CS13.
- 10.8 Adequate levels of amenity for new and existing occupants as required by the N.P.P.F can be achieved.

## **11 Recommendation: -**

**11.1 That subject to confirmation that the development is not economically viable to provide affordable housing, and to the applicant entering in to a Section 106 agreement/obligation to provide the stated contributions, that permission be APPROVED with the following conditions:-**

11.2 Appropriate Conditions to cover the following matters:-

Commence within 3 years

Dev in accordance with the approved plans

Dev in accordance with the FRA

Prior to commencement, an Evacuation Plan (flooding) to be submitted

Prior to commencement, a Surface Water Drainage Strategy to be submitted

3 archaeology conditions as advised

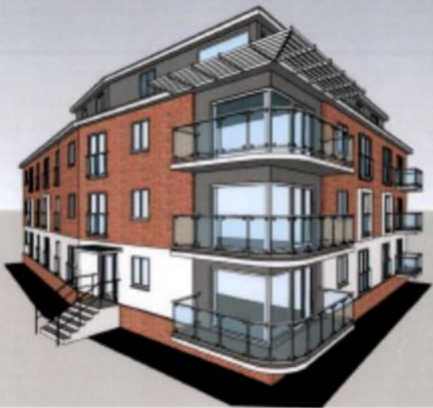
Materials to be approved

Landscaping to be approved

Provision of cycle storage prior to occupation

Environmental health advised conditions including - Unexpected Contamination, and

Noise report to be submitted







Great Yarmouth  
Borough Council

21 JUN 2019

Planning  
Department

06/19/0367/E

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NOTES  
This drawing contains the following:

#### SCHEDULE OF ACCOMMODATION

APT. NO.	NO. OF BEDROOMS	FLOOR AREA
1	2	63.48 SQ.M
2	2	66.88 SQ.M
3	1	49.03 SQ.M
4	1	46.71 SQ.M
5	1	52.00 SQ.M
6	2	63.48 SQ.M
7	2	66.88 SQ.M
8	2	58.00 SQ.M
9	1	46.71 SQ.M
10	1	52.00 SQ.M
11	2	63.48 SQ.M
12	2	66.88 SQ.M
13	2	58.00 SQ.M
14	1	46.71 SQ.M
15	1	52.00 SQ.M
16	2	73.47 SQ.M
17	2	76.65 SQ.M

REV	DATE	DESCRIPTION
P1	25/03/19	First issue.
P2	10/04/19	Ramp & entrance steps revised

DRAWING USE  
PLANNING

CLIENT  
Daylight Developments

PROJECT  
Europa House

ADDRESS  
40 South Quay, Great Yarmouth

STATUS  
S4-FOR STAGE APPROVAL

DRAWING TITLE  
Site Plan  
As Proposed

DRAWING NO.  
510

CREATED  
nlc

CHECKED  
MN

APPROVED  
MN

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