



Development Management Committee

Date: Wednesday, 06 March 2024
Time: 18:30
Venue: Council Chamber
Address: Town Hall, Hall Plain, Great Yarmouth, NR30 2QF

AGENDA

CONTENTS OF THE COMMITTEE AGENDA PLANNING APPLICATIONS & CONDUCT OF THE MEETING

Agenda Contents

This agenda contains the Officers' reports which are to be placed before the Committee. The reports contain copies of written representations received in connection with each application. Correspondence and submissions received in time for the preparations of the agenda are included. However, it should be noted that agendas are prepared at least 10 Working Days before the meeting. Representations received after this date will either:-

- (i) be copied and distributed prior to or at the meeting – if the representations raise new issues or matters of substance or,
- (ii) be reported orally and presented in summary form by the Principal Officer of the Committee – especially where representations are similar to, or repeat, previous submissions already contained in the agenda papers.

There are occasions when the number of representations are similar in nature and repeat the objections of others. In these cases it is not always possible for these to be included within the agenda papers. These are either summarised in the report (in terms of numbers received) and the main points highlighted or reported orally at the meeting. All documents are available as 'background papers' for public inspection.

Conduct

Members of the Public should note that the conduct of the meeting and the procedures followed are controlled by the Chairman of the Committee or, if he/she so decides, the Vice Chairman. Any representations concerning Committee procedure or its conduct should be made in writing to either –

- (i) The Planning Group Manager, Town Hall, Great Yarmouth. NR30 2QF
- (ii) The Monitoring Officer, Town Hall, Great Yarmouth. NR30 2QF

DEVELOPMENT CONTROL COMMITTEE

PUBLIC CONSULTATION PROCEDURE

- (a) Thirty minutes only will be set aside at the beginning of each meeting to deal with applications where due notice has been given that the applicant, agent, supporters, objectors, and any interested party, Parish Council and other bodies (where appropriate) wish to speak.
- (b) Due notice of a request to speak shall be submitted in writing to the Planning Group Manager two days prior to the day of the Development Control Committee meeting.
- (c) In consultation with the Planning Group Manager, the Chairman will decide on which applications public speaking will be allowed.
- (d) Three minutes only (or five minutes on major applications at the discretion of the Chairman) will be allowed to (i) objectors together, (ii) an agent or applicant and (iii) supporters together, (iv) to a representative from the Parish Council and (v) Ward Councillors.
- (e) The order of presentation at Committee will be:-
 - (1) **Planning Officer presentation** with any technical questions from Members
 - (2) **Agents, applicant and supporters** with any technical questions from Members
 - (3) **Objectors and interested parties** with any technical questions from Members
 - (4) **Parish Council representatives, Ward Councillors and Others** with any technical questions from Members
 - (5) **Committee debate and decision**

Protocol

A councillor on a planning or licensing decision making body should not participate in the decision and / or vote if they have not been present for the whole item.

This is an administrative law rule particularly applicable to planning and licensing - if you haven't heard all the evidence (for example because you have been out of the room for a short time) you shouldn't participate in the decision because your judgment of the merits is potentially skewed by not having heard all the evidence and representations.

It is a real and critical rule as failure to observe this may result in legal challenge and the decision being overturned."

1 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

You have a Disclosable Pecuniary Interest in a matter to be discussed if it relates to something on your Register of Interests form. You must declare the interest and leave the room while the matter is dealt with.

You have a Personal Interest in a matter to be discussed if it affects

- your well being or financial position
- that of your family or close friends
- that of a club or society in which you have a management role
- that of another public body of which you are a member to a greater extent than others in your ward.

You must declare a personal interest but can speak and vote on the matter.

Whenever you declare an interest you must say why the interest arises, so that it can be included in the minutes.

3 APPLICATION 06/23/0616/D - Land at Nova Scotia Farm, West of Jack Chase Way, West Caister 4 - 40

Report attached.

4 ANY OTHER BUSINESS

To consider any other business as may be determined by the Chairman of the meeting as being of sufficient urgency to warrant consideration.

Development Management Committee Report

Committee Date: 06 March 2024



Application Number	06/23/0616/D – Click here to see application webpage
Site Location	Land at Nova Scotia Farm, West of Jack Chase Way, West Caister
Proposal	<p>Reserved Matters application for details of appearance, landscaping, layout & scale of development for 173 residential dwellings with associated infrastructure, drainage basin, access road and highways works representing part Phase 1(a) pursuant to outline planning permission 06/19/0676/O (development of up to 665 dwellings, local centre, land for primary school, health centre, highways works and open space)</p> <p>(Amended plans and revised and additional information received)</p>
Applicant	Persimmon Homes Ltd
Case officer	Nigel Harriss
Parish & Ward	West Caister Parish, Caister South Ward
Date Valid	06-09-2023
Determination Due	09-02-2024
Reason at committee	Constitution: Major residential development of more than 25 dwellings

RECOMMENDATION: DELEGATE AUTHORITY TO THE HEAD OF PLANNING TO GRANT RESERVED MATTERS APPROVAL SUBJECT TO THE RESOLUTION OF: HIGHWAYS AND SURFACE WATER DRAINAGE DETAILS, AND MATTERS RELATING TO LAYOUT, HOUSE TYPES AND MATERIALS; AND, SUBJECT TO CONDITIONS.

1. The Site and Surroundings

- 1.1. The application site is located to the western side of Jack Chase Way, within West Caister. This Reserved Matters application relates to the southern portion of the outline site and the central spine road which together totals 9.95 hectares in area (the outline application site itself totals 33.6 hectares in area). At present, the site is used as arable fields. The fields are part of the Nova Scotia Farm.
- 1.2. To the north and west, the site is bordered by the remainder of the Nova Scotia Farm. The farm is accessed from the A149 to the west. It generally consists of arable land, alongside a solar farm (which is located to the northwest of the site). The farmyard (a complex of agricultural buildings used for storage and potato packing), and associated farmhouse, lies

adjacent to the western boundary of the site. Beyond this, a range of dispersed agricultural dwellings are located on the access road to the farm.

- 1.3. To the east, the site is bounded by existing hedgerows and trees, running alongside Jack Chase Way. Jack Chase Way bypasses the northern end of Caister for traffic headed to and from Ormesby St Michael, Ormesby St Margaret, California and Scratby, and at its southern end connects with the A149 Caister Bypass at the intersection with Norwich Road. The A149 provides connections to Great Yarmouth to the south and Norwich to the west.
- 1.4. Beyond Jack Chase Way to the east lies a range of existing residential areas, situated around Prince of Wales Road, Diana Way and Covent Garden Road. These residential areas date from the late twentieth century, including a range of single and two-storey detached and semi-detached dwellings. There is a large area of green open space situated to the east of Jack Chase Way (between Covent Garden Road and Diana Way), which includes a range of existing play equipment, sports pitch, and public footpaths with the Caister Water Tower beyond.
- 1.5. To the north-east of Jack Chase Way is Beauchamp Grange (the 'Pointer's East' site), a recent development of 189 single and two storey dwellings including 2, 3, 4 and 5-bedroom detached and semi-detached properties.
- 1.6. To the south, the site is bounded by the A149 Norwich Road, a dual carriageway. Beyond the A149 is further arable farmland and West Caister.

2. Planning context

- 2.1. The application site forms part of the wider allocation of land for residential growth of approximately 665 dwellings, a retirement home / care units, a primary school, healthcare centre, and local centre, as allocated under Local Plan Part 2 policy CA1.
- 2.2. The allocation is expected to be realised by the Outline Planning Permission reference 06/19/0676/O which was considered by Development Control Committee on 06 July 2022 and was subsequently approved, after completion of a Section 106 Agreement, on 24 May 2023. The outline planning permission granted permission for:
"Outline planning application with all matters reserved, except access, for up to 665 dwellings; local centre (to include A1-A5, B1, D1 and other community uses); land for a primary school; health centre; plus associated infrastructure and open space."
- 2.3. The outline planning application can be seen at the following link: <https://shorturl.at/eoyVZ>
- 2.4. The outline Decision Notice can be viewed at the following link: <https://shorturl.at/ejN28>
- 2.5. The outline Section 106 Legal Agreement can be viewed at the following link: <https://shorturl.at/jrsz0>
- 2.6. Except for access, all other matters in respect of the outline permission were reserved for future determination i.e. Reserved Matters of Layout, Scale, Appearance, and Landscaping.
- 2.7. The outline planning permission requires development to follow a Phasing and Delivery Plan in accordance with Condition 3 of the outline permission. The Phasing Plan includes Phases 1a, 1b, 1c and phases 2 – 3. Condition 2 of the outline permission requires Phase 1a to be covered by a first reserved matters application submitted within 12 months of the grant of

outline permission (ie by 24 May 2024), and commencement of that phase is required within 12 months of its approval. Subsequent phases (Phase 1b onwards) are required to be submitted within 5 years of the outline permission (by 24 May 2028) although the local centre and primary school sites can be submitted within 10 years of the outline permission (by 24 May 2033).

2.8. The Outline Planning Permission is subject to 44 conditions. These include:

- Pre-commencement conditions,
- General operating conditions,
- Prior to first occupation conditions; including for off-site highway works; and,
- Conditions with specific trigger points.

Separate applications will be submitted to the LPA to discharge these Conditions, where necessary – see Section 5 below for details of both current condition discharge applications and those already determined.

2.9. As detailed above, the outline planning permission is subject to a Section 106 Legal Agreement dated 24 May 2023 relating to several Schedules, as follows:

- Phasing of the Development.
- Affordable Housing Provision.
- Open Space.
- Sustainable Drainage.
- Recreational Impact Avoidance and Mitigation Contribution.
- Local Centre Site.
- Healthcare Contribution.
- Community Facility Contribution.
- Library Contribution.
- Primary School Site and Education Contribution.
- Green Infrastructure Contribution.
- County Council Monitoring Fee.
- Travel Plan.
- Bus Service Provision.

2.10. As well as establishing the principle of development, the Outline Planning Permission identifies parameters which have informed this Reserved Matters Application. These include:

- Condition 2 (Time Limit)

Requires an application for the first phase or sub-phase (Phase1a) Reserved Matters relating to appearance, landscaping, layout and scale to be submitted within 12 months of the date of the planning permission; and, Reserved matters application(s) for other subsequent phases (Phases 1b onwards) to be submitted within 5 years of the date of the outline planning permission, or, in respect of the Local Centre Site and

Primary School Sites only (Phases 1 (b) and 1 (c)) to be submitted within 10 years of the date of the outline planning permission);

- Condition 3 (Phasing and Delivery Plan)

Requires that the development shall take place in accordance with the Phasing Plan reference NSC-PP01 Rev D unless otherwise agreed with the local planning authority.

- Condition 7 (Dwelling Design Space Standards)

States that applications for reserved matters containing residential elements of the development shall pay regard to the need to achieve nationally described space standards wherever feasible and practicable and shall include a schedule of proposed sizes and an appraisal of their consistency with the nationally described space standards.

- Condition 8 (Defines the scope of reserved matters)

Requires that no development whatsoever shall take place until full details of the siting, design, external appearance, and landscaping of the development (herein after referred to as the reserved matters) have been submitted to and approved by the Local Planning Authority.

Requires that all reserved matters applications take full account of the details contained in the following documents relating to the development of the site, including the following "Parameter Plans":

- 1) 09941-FPCR-ZZ-XX-DR-L-0002 Rev A - Application Site Location Plan
- 2) 09941-FPCR-ZZ-XX-DR-L-0004 Rev E - Development Framework
- 3) 09941-FPCR-ZZ-XX-DR-L-0004.1 Rev D - Development Framework Land Use and Access
- 4) 09941-FPCR-ZZ-XX-DR-L-0004.2 Rev D - Development Framework Density and Building Heights
- 5) 09941-FPCR-ZZ-XX-DR-L-0004.3 Rev E - Development Framework Green Infrastructure
- 6) 09941-FPCR-ZZ-XX-DR-L-0004.4 Rev D - Development Framework Circulation –
- 7) NSC-PP02 - Lengths of Hedgerow to be Retained / Removed

- Condition 9 (Use limits)

Specifies that the outline development shall be limited to a maximum of 665 dwellings; and food store (retail use) limited to 600sq.m gross internal floor space.

3. The Proposal

- 3.1. This application represents the first sub-phase of residential development (known as phase 1a) which had to be submitted within twelve months of the date of approval of the Outline Planning Permission (OPP) (as per condition 2). This extends to 9.95 hectares in area (inclusive of section of link road) and is shown edged in red on the site location plan at Appendix 1. This will be served by the approved means of access to the development off Jack Chase Way opposite Prince of Wales Road via a new signalised junction.

- 3.2. For the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ('the EIA Regulations'), the Reserved Matters application forms an *'application for subsequent consent'* comprising EIA Development accompanied by an Environmental Statement (because the OPP was EIA Development). As such, this has required the Reserved Matters application to be consulted on and advertised for an extended period of 30 days. The Council also must determine that the information before them is adequate to assess the significant effects of the development on the environment in accordance with Regulation 9 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).
- 3.3. This application was originally submitted as a proposal for 180 dwellings, but Officers had some concerns regarding the form of layout proposed and attention to the previously approved 'Parameter Plans' in terms of providing the appropriate form, quantum and layout of green infrastructure, circulation and access, density, and building heights. Meetings were held over a period to discuss amendments and in response to some of the consultation replies received.
- 3.4. In December 2023, two tranches of revised plans and documents were received. These required minor revisions to the description of development including a reduction of the number of dwellings proposed to 173 overall. Re-consultation was carried out both electronically and by Press Advert and Site Notices.
- 3.5. The key changes to the revised layout and design principles in the revised submission include:
- A detailed layout referencing the 'historic line of sight' throughout the wider development between the non-designated gun batteries located adjacent the site and Great Yarmouth Harbour (adjusted to address Officer's comments regarding the north – south heritage-based desire line).
 - A layout framed by the creation of a series of 'street types' that have different functions and design characteristics, which will deliver changes in character across the layout, and which seek to provide a legible environment.
 - A layout that encourages people to walk and cycle either adjacent the streets, or on the pedestrian and cycle links located within the green infrastructure towards the perimeter of the site.
 - A loop road arrangement off which are ancillary roads and private drives that provide routes that are overlooked, direct and well connected, and seeks to reduce vehicle speed by its alignment without physical restrictions such as tables or build out chicanes.
 - Significant green infrastructure readjusted to highlight a north – south axis as well as the Green Infrastructure linkages within the western section of the site with pathways either within or outside the existing tree belt to incorporate a variety of dog walking routes both within and around the site peripheries.
 - A central linear park acts as a focal point for the development adjacent the loop road to frame the entrance with two Local Areas of Play (LAP) to the northern and southern extents of the linear park which are afforded natural surveillance with the orientation of surrounding dwellings. It is noted that one of these LAPs is larger and could serve as a small 'LEAP' – Local Equipped Area of Play.

3.6 The amended residential mix and house types are:

Market Housing	Affordable Housing	
	Affordable Rent Tenure	Shared Ownership
7 x 1 bed houses 29 x 2 bed houses 69 x 3 bed houses 33 x 4 bed houses Total: 138	12 x 1 bed flats 11 x 2 bed houses 8 x 3 bed houses 2 x 4 bed houses Total: 33	2 x 2 bed houses Total: 2

- 3.7 The proposed building forms are predominantly 2 storey but with a limited number of 2.5 and 3 storeys dwellings. The proposed design includes a palette of complementary materials including red multi brick and buff brick, with white and grey render, and tiled roofs, grey cladding, windows and doors.
- 3.8 There are some matters still under discussion with the applicant regarding the means to respond to some consultee concerns, including the responses from the Highway Authority, the Lead Local Flood Authority, and ability to improve against the GYBC Design Code compliance regarding matters including layout and house types, and materials palette for example. The Assessment section of this report will address these matters amongst others.
- 3.9 It is noted that a section of the eastern site boundary hedgerow with Jack Chase Way opposite Prince of Wales Road has recently been removed. These works are part of the access works approved under the Outline Planning Permission: a related section 278 agreement application package (under the Highways Act 1980) has been submitted but not yet approved, with the applicant prepared to enter into an agreement with Norfolk County Council as Highway Authority to make alterations and improvements to land that is both adjacent and within the public highway. The hedgerow removal works have been undertaken now to avoid the bird nesting season and have only removed the section of hedgerow to facilitate the access point in order that the applicant can build out the construction access prior to a highways embargo precluding work at Easter, and to allow the applicant to undertake the 'offline' works (outside the Highway boundary) during the embargo period.
- 3.10 It is worthy of note that as approved under the Outline Planning Permission, there are four points along the length of the eastern hedgerow boundary which will be breached to construct the approved points of access; two forming the points of vehicular access and traffic signal-controlled junction crossing Jack Chase Way to Prince of Wales Road and the northern roundabout access; and two separate solely pedestrian/cyclist crossing points linking the development with the existing settlement to the east. For clarity, the pedestrian/cyclist link to the south of Prince of Wales Road is part of Phase 1a as indicated on the phasing plan; and the pedestrian/cyclist link north of Prince of Wales Road and the northern roundabout form part of Phase 2.
- 3.11 In relation to the hedge it is relevant to quote from the Officer report to Development Control Committee on 06 July 2022 when the outline planning permission was resolved to be granted approval, as para 9.11 of the report stated:

"700m of hedge G5 alongside Jack Chase Way will need to be removed to accommodate the signalised access and required visibility splays opposite Prince of Wales Road. A further 170m of hedge G7 will be required to be

removed to accommodate the roundabout with visibility splays at the northern access. The hedge along Jack Chase Way is approximately 1,800m in length of which 1,500m is within the site. The removal of 870m of the 1.5km hedge within the site and the resultant urban development will change the character from semi-rural to urban appearance.”

- 3.12 In terms of working up the detailed junction arrangement, which is being designed by Norfolk County Council in their role as both Highway Authority and Lead Local Flood Authority, the S278 works are required to achieve betterment in providing pollution control measures for highway water run-off, something which does not occur at present; and the applicant has been further liaising with the County Council on the location and positioning of the north/south footpath/cycleway, seeking to try and retain more hedgerow than was originally envisaged under the outline permission. This is a fine balance between achieving a highway improvement scheme that is safe whilst seeking to minimise its impact on the natural environment and where it can, providing betterment in terms of drainage and pollution control and if possible further hedgerow retention.
- 3.13 Where possible, Officers will provide an updated position statement in an Update Report prior to the committee meeting, or as a verbal update at the meeting, but it should be noted that the precise details of the junction and hedgerow impacts will be resolved under the terms of the relevant condition discharge application and are not to be determined by this application.

4. Site Constraints

- 4.1. The application site is located within the development limits as defined by GSP1.
- 4.2. The application site is allocated for development in the LPP2 defined by policy CA1.
- 4.3. The application site is located within Housing Submarket Area 1 defined by CS4.
- 4.4. The application site is located within the Orange 400m-2.5km Indicative Habitat Impact Zone.
- 4.5. The Grade I Listed Caister Castle is 630m southwest of the site (also a schedule ancient monument), and the Grade II* Listed Caister Hall is 640m southwest of the site.

5. Relevant Planning History

- 5.1. 06/19/0676/O
Outline planning application with all matters reserved, except access, for up to 665 dwellings; local centre (to include A1-A5, B1, D1 and other community uses); land for a primary school; health centre; plus associated infrastructure and open space.
APPROVED 24-05-23.
- 5.2. 06/24/0014/CD
Discharge of Condition 13 of outline pp 06/19/0676/O relating to Phase 1A only: Landscaping scheme with details of all existing trees and hedgerows to be retained and measures for their protection. (An application for subsequent consent to permitted EIA development).
PENDING CONSIDERATION.

- 5.3. 06/24/0015/CD
Discharge of Condition 14 of outline pp 06/19/0676/O relating to Phase 1A only: Detailed plans of roads, footways, cycleways, street lighting, foul and surface water drainage within Phase 1a. (An application for subsequent consent to permitted EIA development).
PENDING CONSIDERATION.
- 5.4. 06/24/0121/CD
Discharge of Condition 15 of outline pp 06/19/0676/O relating to Phase 1A only: Surfacing plan for footways and cycleways within Phase 1a. (An application for subsequent consent to permitted EIA development).
PENDING CONSIDERATION.
- 5.5. 06/24/0013/CD
Discharge of Condition 16 of outline pp 06/19/0676/O relating to Phase 1A only: Details of a scheme for providing on-site parking for construction workers. (An application for subsequent consent to permitted EIA development).
PENDING CONSIDERATION.
- 5.6. 06/24/0016/CD
Discharge of Condition 17 of outline pp 06/19/0676/O relating to Phase 1A only: Details of a Construction Traffic Management Plan including wheel washing facilities. (An application for subsequent consent to permitted EIA development).
AWAITING DECISION.
- 5.7. 06/23/0541/CD
Discharge of Condition 19 of outline pp. 06/19/0676/O: Details of proposed off-site highways works within Ormesby Road.
FULLY DISCHARGED 31-10-23.
- 5.8. 06/24/0018/CD
Discharge of Condition 22 of outline pp 06/19/0676/O - relating to Phase 1A only - Detailed designs of surface water drainage scheme for Phase 1a. (An application for subsequent consent to permitted EIA development).
PENDING CONSIDERATION.
- 5.9. 06/24/0017/CD
Discharge of Condition 23 of outline pp 06/19/0676/O relating to Phase 1A only: Details of a foul drainage scheme for Phase 1a. (An application for subsequent consent to permitted EIA development).
PENDING CONSIDERATION.
- 5.10. 06/24/0084/CD
Discharge of Condition 24 of pp. 06/19/0676/O relating to Phase 1A only: Details of a Construction Environmental Management Plan: Biodiversity (CEMP) including associated details of mitigation required by the Environmental Statement. (An application for subsequent consent to permitted EIA development).
PENDING CONSIDERATION.

- 5.11. 06/24/0085/CD
Discharge of Condition 25 of pp. 06/19/0676/O relating to Phase 1A only: Details of a Landscape and Ecological Management Plan (LEMP) with associated details of enhancements required by the Environmental Statement and implementation and funding proposals. (An application for subsequent consent to permitted EIA development).
PENDING CONSIDERATION.
- 5.12. 06/23/0540/CD
Partial discharge of Condition 26 (Part A) of outline pp. 06/19/0676/O: Submission of an archaeological Written Scheme of Investigation relating to Phases 1(a), 1(b) and 1(c) as identified within the approved outline planning permission.
PARTIALLY DISCHARGED (Part A has been discharged in full for Phase 1a, 1b and 1c) 31-10-23.
- 5.13. 06/24/0053/CD
Discharge of Condition 27 of outline pp 06/19/0676/O - Detailed designs for a traffic signal-controlled junction crossing Jack Chase Way to Prince of Wales Road. (An application for subsequent consent to permitted EIA development).
PENDING CONSIDERATION.
- 5.14. 06/23/0539/CD
Proposed discharge of Condition 44 of pp 06/19/0676/O - Archaeological report of investigation.
WITHDRAWN 22-09-23.

6. Consultation responses

All consultee comments can be viewed in full online at: <https://shorturl.at/irACR>

6.1 Local Highway Authority (Norfolk County Council)

Summary of response: **MORE INFO/DETAIL NEEDED**

The Highway Authority has been re-consulted on revised plans and comments are awaited.

- 6.1.1 The comments from the Local Highway Authority originally related to the amended planning layout (NSC1-PL01 rev G) and the road layout (47932/C/004 rev D) concerning 173 dwellings.
- 6.1.2 The Highways Officer initially noted a total of 22 points which required amending or further clarification. This included concern that the Planning Layout plan does not show the full length of the main boulevard that is included in this application.
- 6.1.3 The comments included issues related to traffic calming measures, pedestrian crossing, location of swales and drainage features, discrepancies between the Planning Layout drawings and the road layout drawing, and issues with parking including where the application fails to comply with the Parking Guidelines for new developments in Norfolk.
- 6.1.4 The full comments from the Local Highway Authority dated 26 January 2024 are available to view online.
- 6.1.5 The applicant subsequently responded to all 22 points by providing response comments dated 9 February 2024 and plans revised accordingly, and the Highways Authority have been re-consulted on those updated plans.

6.1.6 Highways Officers responded to the applicant's plans of 9 February on 23 February. To date, 9 of the original 22 points have been resolved to the Highway Authority's satisfaction, and the applicant is responding to the remaining 13 points that remain outstanding.

6.1.7 A written update report will be provided to Members in advance of the Committee meeting, and/or a verbal update will be provided within the meeting itself.

6.2 Active Travel England

Conditional approval.

6.2.1 Active Travel England (ATE) has undertaken a review of the revised proposals and considered the applicant's direct response to ATE's consultation comments issued in October 2023. Following this review, ATE has now changed its earlier formal recommendation from Deferral to now issuing a 'conditional approval'.

6.2.2 ATE require that conditions confirm appropriate provision of cycle storage, and these details have already been requested which the applicant has said they will respond to.

6.3 Designing Out Crime Officer (Norfolk Constabulary)

General comments

6.3.1 The applicants have responded to the comments raised by the Designing Out Crime officer regarding the various amendments to the proposed layout and clarification of matters regarding surveillance and boundary treatments. It is noted that a number of their previous concerns have been overcome. Further appraisal is included at Section 10 of this report.

6.4 Lead Local Flood Authority (Norfolk County Council)

MORE INFO/DETAIL NEEDED

Whilst there is no objection subject to conditions, this is dependent on securing appropriate information to confirm the required solution is possible – further details have been requested of the applicant.

6.4.1 The LLFA have raised no objection to the revised drainage scheme, but this is subject to two pre-commencement conditions, which at this stage Officers are concerned may require works which in turn affect the wider submission.

6.4.2 These outstanding requirements to be agreed still are:

1. Details of the proposed infiltration basin demonstrating the inclusion of a layer of dense vegetation to provide additional treatment of water quality prior to infiltration, and submission of an updated Maintenance and Management plan to incorporate this feature; and,
2. Details of how runoff will be managed from the part of the proposed spine road which does not drain to the infiltration basin proposed in this phase of the development.

6.4.3 The applicant and Officers are keen to ensure that any approval tries to avoid relying on needing to agree details through pre-commencement conditions; hence further details have been requested from the applicant.

6.4.4 It is important to understand whether the details required will in turn affect the layout and the appearance and landscaping details, and whether any amendments to those will be

required. Any updates will also affect pre-commencement condition 22, for which application 06/24/0018/CD remains under consideration.

- 6.4.5 A written update report will be provided to Members in advance of the Committee meeting, and/or a verbal update will be provided within the meeting itself.

6.5 Historic England

No comment

- 6.5.1 Historic England were consulted as statutory consultees to an EIA Subsequent Application, but Officers can advise that the main heritage concerns have been taken into account through the outline permission's Parameter Plans, and in this application the layout being arranged to accommodate the adjacent historic gun battery's 'line of sight' to Great Yarmouth Harbour. See also this report paragraph 3.5 bullet point 1.

6.6 Historic Environment Service (Norfolk County Council)

No comment

- 6.6.1 Members may be interested to note that Archaeology matters have been considered as part of the outline permission and subsequent conditions (application 06/23/0540/CD: Condition 26) and the requirement to address Part A which requires agreeing a Written Scheme of Investigation has been discharged for the sites proposed as Phases 1a, 1b and 1c.

6.7 Natural England

No comment

- 6.7.1 Natural England were consulted as statutory consultees to an EIA Subsequent Application, but Officers can advise that the main ecological concerns and requirement to improve biodiversity have been set out to be addressed by the outline permission and subsequent conditions 13 (application 06/24/0014/CD) and 25 (application 06/24/0085/CD) and the Landscaping Reserved Matters proposed in this application.

6.8 County Ecologist (Norfolk County Council)

No objection

- 6.8.1 Required ecological mitigation and biodiversity enhancements have been secured as part of the outline planning permission and related S106 legal Agreement.

6.9 Anglian Water

No objection

- 6.9.1 Summary of response: The foul water impacts on the public mains sewer is considered acceptable to Anglian Water. In terms of surface water, the applicant is seeking that Anglian Water adopts the on-site sewer/part of the SuDS scheme. The applicant has been advised to liaise with Anglian Water at their earliest opportunity.

6.10 GYBC Housing Enabling & Strategy Manager

No objection

- 6.10.1 Summary of response: The number and sizes of the affordable housing is appropriate, and the affordable housing is well integrated throughout the site. All houses, except the Haldon, meet M4(2) of Part M of the Building Regulations.
- 6.10.2 Officer comment – the reason for the Haldon house type not addressing Part M4(2) standard is because the Haldon includes both first floor and second floor flats. This is compliant with the agreed affordable housing mix already specified in the S106 Legal Agreement.

6.11 GYBC Environmental Services

No objection

- 6.11.1 Summary of response: Raised standard conditions regarding amenity (which can be conditioned); and unexpected contamination which is covered by Condition 11 on the Outline Planning Permission.
- 6.11.2 The Senior Environmental Protection Officer initially raised concerns in relation to whether the scheme is able to provide air quality information in relation to PM2.5 (particulate matter of 2.5 micro-grams). However, this matter was responded to by the applicant's agent in letter dated 24 January 2024 which can be viewed online. The Senior Environmental Protection Officer is now satisfied that we do not need to require modelling for the PM2.5 situation and has no further comment.

6.12 GYBC Arboricultural Officer

No objection

- 6.12.1 UK Native species are being used for 'trees' and hedging, tree species selection will mirror other trees within surrounding landscape and be in keeping with landscape 'type' – agricultural land.

6.13 Norfolk Constabulary (General Policing)

General Comments

- 6.13.1 Norfolk Constabulary considers that this application will increase pressure on police resources and, alongside other development proposals, will place additional pressure on existing resources. Norfolk Constabulary consider that to address this further investment will be required to enhance the capacity of the police linked to additional developments in the area. If this is not funded and delivered through the planning system, the consequence is that additional demands will be placed on existing police resources.
- 6.13.2 Officer comment – It is not possible to seek additional developer contributions at the reserved matters stage as the outline planning permission has established the planning obligations necessary.

6.14 GYBC Conservation Officer

Summary of response:

MORE INFO/DETAIL NEEDED –

Officers have requested additional design details and revised drawings from the applicant.

- 6.14.1 Generally, Conservation is satisfied that the proposal respects and enhances the wider historic context by means of the acknowledging the gun emplacement's line of sight into the wider landscape design and the layout of the development. The proposal does not directly affect any heritage assets and is only sensitive in terms of the wider setting of Caister Castle ruins and the non-designated asset of the site of the historic Gun battery (northwest of the site). The Conservation Officer is satisfied that there will be no harm caused by the development and the application complies with paragraphs 18 of the NPPF. The various contributions and design responses made to the application have proved invaluable in securing a positive enhancement of the wider setting of the site of the Gun battery in the form of securing a revised layout(s) and ongoing improvements to the materials palette.
- 6.14.2 There is concern regarding the site's access gateway where there are three storey buildings comprising house types Cannock and Thetford, and the site-wide palette of external materials proposed and how these relate to local distinctiveness.
- 6.14.3 In order for the proposal to become a distinctive and well-designed place in accordance with the NPPF and GYBC Policies CS09, CAT1 and A2 it is recommended that some of the prominent building types that present the face of the development are reviewed and strengthened in their design concept.
- 6.14.4 It is also advised that the details to be approved need to be clear and specific about the proposed building materials in order for the development to be locally distinctive as well as to enhance the historic environment of the area.
- 6.14.5 In response to the Conservation Officer's concerns, further information had been requested of the applicant and has just been received at the time of finalising this report. A written update report will be provided to Members in advance of the Committee meeting, and/or a verbal update will be provided within the meeting itself.

6.15 GYBC Strategic Planning Officer – Design Code Appraisal

- 6.15.1 This Reserved Matters application proposal has been appraised against relevant Design Code themes and assessed using a 'RAG' (red/amber/green) rating to illustrate the level of compliance with the adopted Design Code's requirements.
- 6.15.2 The RAG rating was undertaken upon first receipt of the application to critique the proposal against the Design Code, and provide a 'baseline assessment' which the applicant has responded to. The subsequent revised drawings and additional details submitted have been appraised by Officers against the initial RAG assessment.
- 6.15.3 The successive appraisals have been attached to the application file, and a summary has been provided within the assessment in Section 10 of this report, and to inform the concluding Recommendation to Members.

7. Publicity & Representations received.

- 7.1 Consultations undertaken: Site notices and Press Advert (September 2023 and January 2024). Reasons for consultation: Major development and EIA subsequent development.

Ward Members – Cllr Bird and Cllr Lawn

- 7.2 No comment from Cllr Lawn. Cllr Bird replied to note that he did not have any comments to make.

7.3 Parish Council(s)

- 7.3.1 Caister Parish Council - No objection.
7.3.2 Ormesby Parish Council - No objection.

7.4 Public Representations

At the time of writing 5 public comments have been received. The issues raised are summarised as:

- Impact/ increased pressure on local infrastructure.
- Impact on wildlife.
- Impact on the character of the surrounding area.
- Concerns about the quantum of development.
- Concerns about the timetable regarding the provision of infrastructure on site (doctors/school etc).

8. Relevant Planning Policies

The Great Yarmouth Core Strategy (adopted 2015)

- Policy CS1: Focusing on a sustainable future.
- Policy CS2: Achieving sustainable growth.
- Policy CS3: Addressing the borough's housing need.
- Policy UCS4: Delivering affordable housing.
- Policy CS9: Encouraging well-designed, distinctive places.
- Policy CS10: Safeguarding local heritage assets.
- Policy CS11: Enhancing the natural environment.
- Policy CS12: Utilising natural resources.
- Policy CS13: Protecting areas at risk of flooding and coastal change.
- Policy CS14: Securing essential new infrastructure.
- Policy CS15: Providing and protecting community assets and green infrastructure.
- Policy CS16: Improving accessibility and transport.

The Great Yarmouth Local Plan Part 2 (adopted 2021)

- Policy GSP1: Development Limits.
- Policy GSP5: National Site Network, designated habitat sites and species impact avoidance and mitigation.
- Policy GSP6: Green Infrastructure.
- Policy GSP8: Planning obligations.
- Policy CA1: Land west of Jack Chase Way, Caister-on-Sea.
- Policy A1: Amenity.
- Policy A2: Housing Design Principles.
- Policy H1: Affordable housing tenure mix.
- Policy H2: Delivering affordable housing on phased or cumulative developments.
- Policy H3: Housing Density.
- Policy H4: Open Space provision for new housing development.
- Policy H13: Housing Supply and Delivery.
- Policy E1: Flood Risk.
- Policy E3: Protection of open spaces.
- Policy E4: Trees and landscape.
- Policy E5: Historic environment and heritage.
- Policy E6: Pollution and hazards in development.
- Policy E7: Water conservation in new dwellings and holiday accommodation.
- Policy C1: Community facilities.
- Policy C2: Educational facilities.
- Policy I1: Vehicle parking for developments.
- Policy I3: Foul Drainage.

8. Other Material Planning Considerations

8.1 National Planning Policy Framework (Dec 2023)

- 8.1.1 The policies in the Framework are material considerations which should be taken into account in dealing with applications.

8.2 Sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 8.2.1 Section 66 requires in considering whether to grant planning permission for development which affects a listed building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

8.3 Supplementary Planning Documents/Other Material Documents

- Great Yarmouth Design Code Supplementary Planning Document (2024)
- Open Space Supplementary Planning Document (2023)
- Great Yarmouth Borough Council Landscape Character Assessment (2009)
- National Design Guide (2019)
- Norfolk County Council Parking Standards (July 2022)

9 **Planning Analysis**

9.1 Legislation dictates how all planning applications must be determined. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

9.2 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states:

In dealing with an application for planning permission the authority shall have regard to–

- (a) the provisions of the development plan, so far as material to the application,*
- (aza) a post-examination draft neighbourhood development plan, so far as material to the application,*
- (b) any local finance considerations, so far as material to the application, and*
- (c) any other material considerations.*

9.3 This is reiterated at paragraphs 2 and 47 of the National Planning Policy Framework.

Main Issues

The main planning issues for consideration include:

- Principle of development
- Layout/Design/Appearance/Scale
- Landscaping
- Amenity
- Highways
- Drainage

10. **Assessment:**

Principle of Development

10.1 Land to the west of Jack Chase Way was allocated in the Local Plan Part 2 for residential development of approximately 665 dwellings, approximately 60 retirement/care units, a site for a primary school, a site for healthcare uses and a Local Centre. Policy CA1 outlines the specific criteria for how the site should be developed. The site is within the development limits for Caister as defined by policy GSP1.

- 10.2 The Outline Planning Permission was approved on 24 May 2023, following completion of a related Section 106 Legal Agreement. Except for access, all other matters were reserved for future determination i.e. layout, scale, appearance, and landscaping.
- 10.3 The principle of development has therefore been established and this Reversed Matters application does not to revisit the principle of development.
- 10.4 The outline permission included parameter plans which broadly sets out the layout, land use, density, massing, road hierarchy, indicative landscaping and connections to Caister itself, for the entire development. Phase 1a is expected by the parameter plans to be entirely residential. Compliance with the details of the parameter plans will be assessed in the following site-specific planning issues and how the scheme complies with the requirements of the outline consent.

Layout/Design/Appearance/Scale

- 10.5 Policy CS9 encourages well-designed distinctive places, and Policy A2 states, amongst other criteria, that housing development will be expected to demonstrate high quality design. At a site-specific level, criterion (i) of Policy CA1 requires that the development should exhibit exceptional urban design and include a series of locally distinctive, walkable neighbourhoods set in an overall framework of a thoughtful and high quality design ethos. Section 12 of the NPPF requires high quality design with importance being attached to the design of the built environment, which is seen as a key aspect of sustainable development.
- 10.6 Paragraph 131 of the National Planning Policy Framework paragraph states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Conversely, poor design results in tangible harm. Poor design creates environments that are not attractive to live in, work in, or to visit. This causes harm to local pride in place and erodes the distinctive identity of our built heritage and landscapes. It also erodes prospects for economic growth as liveable, attractive environments are an important factor in attracting and retaining businesses and residents.
- 10.7 A significant material consideration of weight is also the Great Yarmouth Design Code Supplementary Planning Document (SPD) which was adopted on 29 January 2024 and which provides further detail and guidance to support existing design based policies in the adopted Local Plan Part 1 Core Strategy and Local Plan Part 2, including policies A2 and CS9.
- 10.8 An appraisal of the proposal against the Borough-wide design requirements has been carried out by the Principal Strategic Planning Officer. As part of ongoing discussions with the applicant the appraisal against the Design Code has been responded to with a series of further details and revised drawings being provided. These matters have been reappraised by the officer upon each submission and the latest appraisal has been used to inform this assessment and recommendation to Committee. This exercise has applied a traffic light red/amber/green 'RAG' rating to each of the relevant Design Code Themes and their requirements, to indicate compliance with the following Code themes:
- CC – Addressing climate change.
 - CI – Context and identity.
 - SM – Streets, movement, and parking.
 - PS – Public open space, nature & water.

- BF – Built form.
- BD – Building design.

- 10.9 Important to note is that the updated Design Code appraisal no longer has any red ratings where elements were '*not considered to comply with the relevant code requirement*'. Many amber ratings where elements were '*considered to partly meet the relevant code requirement*' have also moved into a green rating. There are now many more themes and their requirements which are able to be rated green '*considered to comply with the relevant code requirement*'. Of the remaining amber elements most ratings reflect that further detail/and or clarification is required (as referred to in this report), or arise where there is a balance to be made and it is considered that the cumulative effects of these amber ratings are not so harmful that permission should be withheld.
- 10.10 Section 3.5 above sets out the main changes made to the layout, scale and appearance (house types) from that as originally submitted, and these as indicated in the Code appraisal are now considered to have taken account of the parameter plans approved as part of the outline permission and are broadly in accordance with these. It is noted that the Conservation Officer had some remaining reservations as set out in section 6.13 above, but it is considered that these can be overcome subject to receipt of satisfactory revised plans for the design of the Cannock and Thetford house types, and as such the proposal would be considered to accord with policies CS9, A2 and CA1(i) and the adopted Design Code.
- 10.11 In terms of appearance (materials), the Conservation Officer has verbally negotiated a revised palette of external materials for the development that is more reflective of locally distinctive materials. Subject to the receipt of satisfactory revised details, this element will be acceptable in relation to Policy and Design Code considerations.
- 10.12 An outstanding matter, as flagged in the Design Code appraisal, is that of creating character areas in the development through the design approach to use of materials, a requirement / Design Code theme set out in 'New Housing Development – Pattern of development' (code BD11). The applicant is discussing these with Officers and intends to provide further detail in this respect prior to the Committee meeting, and Officers are confident these should be able to resolve the outstanding concerns. Therefore, subject to receipt of satisfactory details, the proposal is considered able to accord with policies CS9, A2 and CA1(i) and the adopted Design Code.
- 10.12.1 Therefore, in relation to 10.10 - 10.12 above a written update report will be provided to Members in advance of the Committee meeting, and/or a verbal update will be provided within the meeting itself.

Landscaping and boundary treatment

- 10.13 The application is accompanied by a set of detailed hard and soft landscaping plans, including the planting schedule, open space and on-plot implementation and maintenance details. The soft landscaping proposals provide greater detail and puts 'the meat on the bones' of the submitted Green Infrastructure Plan, which follows the Green Infrastructure Plan Rev E approved as part of the outline permission.
- 10.14 The proposal includes a linear park which extends through the centre of the phase, ensuring that the historic firing line and sight line to the WWII Gun Batteries is maintained, whilst also providing a key focus point and continuous green link to the later phases of the development.

- 10.15 A play area in the form of a larger 'LAP' (Local Area for Play and informal recreation) and a community orchard are proposed to the north of the Linear Park. Although the LAP's size at 380sqm is bordering on that of a small 'LEAP' (Local Equipped Area for Play and informal recreation), the planning layout is being revised to indicate this; Members will be updated prior to or within the Committee meeting. A smaller LAP play area is also provided at the most southern part of the park. The details for equipping of these two areas will be submitted for approval under the S106 Agreement. These elements are consistent with the approved parameter plan as part of the outline permission.
- 10.16 The applicant has confirmed that the details of the equipment within each LAP (or possible LEAP) will be agreed through the timescales and specifications required of the outline permission Section 106 Agreement, which is appropriate.
- 10.17 Another area of open space is provided to the west of the development, mainly to accommodate the drainage lagoon, with a footway extending around the perimeter. Other strips of open space extend around the boundaries of the development, with another footway running along the established retained tree line forming the south and west boundary of the site, and along Jack Chase way to the east – this provides this phase's component parts of the required 3.2km circular walk route around the whole development.
- 10.18 The NPPF requires that new streets should be tree-lined. Larger trees are proposed along the entrance road into the site, and the open spaces are generally lined with trees. Smaller on-plot trees are proposed elsewhere where development is denser. Soft and hard landscaping within the plots and communal parking areas is considered to successfully mitigate the impact of the parking areas and key street views through hedgerow/shrub planting and tree planting and hard landscaping with a mix of brick walls, metal railings etc. The landscaping plans indicate habitat enhancement measures such as a diverse range of native tree, shrub and mixed species grassland planting.
- 10.19 Norfolk County Council's Natural Environment Team raise no objection to the scheme. Overall, the landscaping is considered to create a distinctive sense of place, whilst consisting of an appropriate mix and placement of planting and hard landscaping. Whilst the Design Code appraisal in relation to Code theme 'SM – Streets, movement, and parking' has flagged that there could potentially be more trees adjacent streets, and as such does not fully meet the Design Code requirements, it is considered that on balance enough soft landscaping has been integrated into the development. As such, the proposed landscaping is considered to be in broad accordance with Core Strategy policies CS9, CS11, and Local Plan Part 2 policies A2 and E4, the principles of the NPPF and the Design Code. It will be necessary to secure the planting and retention and replacement of species, as well as hard landscaping and means of enclosure, to ensure that these contributing elements to achieving a high standard of design are retained.
- 10.20 The landscaping scheme is also required to be secured under Condition 13 of the outline planning permission which seeks indications of all existing trees and hedgerows, and details of any to be retained and protected – see application ref: 06/24/0014/CD. A Landscape and Ecological Management Plan (LEMP) is also required by Condition 25 of the outline consent – see application ref: 06/24/0085/CD. These applications have been submitted to discharge details of both of these conditions, with the intention that these will be determined once the broader reserved matters details have been agreed.

Development Density and Public Open Space

- 10.21 Policy H3 requires residential development to meet indicative minimum housing densities. The minimum density expected in Caister is 30 dwellings per hectare (dph). The Outline Planning Permission approved an average density of 38dph – with density ranges from 33 dph to 43 dph around the site depending on building heights as set out in the approved parameter plan 'Development Framework Density and Building Heights - 0004.2 Rev D'.
- 10.22 Whilst predominantly two-storey in nature, in areas adjacent to the green infrastructure, open space and attenuation lagoon towards the southern and western boundaries of the site, 3-storey dwellings are sited on the Boulevard off Jack Chase Way to provide a suitable gateway edge, as shown on the submitted Building Heights Plan Drawing no. NSC1-PL06 Rev D.
- 10.23 The revised proposals create a density of approximately 41.2dph which complies with both the approved outline permission parameter plan and Policy H3.
- 10.24 In accordance with the Development Framework plans submitted with the outline planning application, the proposed development has been designed around a landscape-led masterplan. The provision of public open spaces and green infrastructure formed an integral part of achieving this.
- 10.25 Policy H4 requires new residential development to make provision for publicly accessible recreational open space based upon the Borough-wide standards.
- 10.26 The quantity of open space has been set through the Outline Planning Consent. In this phase the proposal exceeds open space provision set at the previous stage, and its placement accords with the parameter plans. The phase provides two Local Areas of Play (LAP) – usually 100sqm in area, although the northern one is larger at 380sqm and could serve as a small LEAP (Local Equipped Area of Play) which can be clarified at the detailed stage of finalising the content of each play area. The two LAP areas are located at both the northern and southern extents of the linear park and are afforded natural surveillance with the orientation of surrounding dwellings.
- 10.27 The provision of open space accords with Policy H4 and the Outline Planning Permission, the details of which are to be submitted and agreed in accordance with the S106 Agreement – Schedule 3 Open Space.

Affordable housing

- 10.28 In accordance with the requirements of Policy CS4, Policy CA1, the outline planning permission and associated S.106 legal agreement, the site is required to provide affordable dwellings on the site equating to 20% of the total number of dwellings on each phase. The affordable housing requirement is therefore 34.6 dwellings (rounded up to 35) in this phase.
- 10.29 This Phase 1a reserved matters application proposes 35 affordable housing dwellings, consisting of 33 affordable rent, and 2 shared ownership units. Phase 1a therefore provides 20.2% affordable housing dwellings, in accordance with the S.106 legal agreement. Furthermore, the affordable housing mix proposed also accords with the Affordable Housing Mix Table contained within the S.106 legal agreement. The affordable housing plan shows the contribution is integrated well throughout the site. The Housing Enabling and Strategy Manager has confirmed they have no objections.

- 10.30 On this basis, the affordable housing strategy is in full accordance with Policy UCS4 of the adopted Development Plan and the requirements of the agreed Section 106 Agreement.

Amenity

- 10.31 In respect of dwelling design space standards this application complies with Nationally Described Space Standards (NDSS) in accordance with Condition 7 of the outline permission. Also, all residential properties are designed to be Part M4(2) compliant, with the exception of upper floor flats in the Cannock & Thetford house types, which are Part M4(1) compliant, all of which is in accordance with Schedule 4 of the S106 Agreement, which was agreed with the Housing Enabling and Strategy Manager. In this respect the proposal complies with the outline permission and Policy A2.
- 10.32 In terms of layout, house types and the ability to promote a high standard of amenity to ensure a suitable living environment for this new community, the proposal has been assessed against policy A1 and the adopted Design Code, in particular the 'Building Design' theme. In general, the proposals are fully acceptable with some minor non-compliance with distances between dwellings; the Design Code sections BD5 and BD6 would expect slightly wider mid-terrace plot widths and greater back-to-back distances. However, some of these issues arise from design-led changes being required where a balance has had to be struck to achieve an acceptable layout overall, and it is considered that these areas of minor compromise still provide sufficient private amenity space for future residents.
- 10.33 The reserved matters are not considered to raise any new amenity issues with the existing properties to the east, that were not already previously considered as part of the outline planning permission.
- 10.34 Potential noise and disturbance from the construction phase are covered by planning conditions attached to the Outline Planning Permission – Condition 10 relates to hours of work, Conditions 16, 17 and 18 relate to construction parking and construction traffic management plans; and there are advisory notes relating to local air quality and dust suppression and no burning on site; and, advising neighbours of any periods of potentially significant disturbance.
- 10.35 In terms of proximity of the development to adjacent roads, a Noise Assessment has been submitted with the reserved matters application which identifies some plots where measures are required to ensure the WHO guideline levels for internal noise are met and that some properties require acoustic glazing and ventilators to ensure these levels are met and where mechanical ventilation/cooling should be used where appropriate to prevent overheating. A planning condition will be used to ensure these mitigation measures are secured for the plots relevant to the mitigation required.
- 10.36 Also, some external amenity areas to plots require 1.8m high boundary fences or walls to provide localised noise screening (these are shown on proposed the hard landscaping drawing). The Senior Environmental Protection Officer has noted those properties and measures proposed and has raised no objections. These matters can be controlled through condition.
- 10.37 Having regard to the matters referred to above, subject to appropriate conditions, the proposal is considered able to comply with Policies A2 and E6.

Design and Security

- 10.38 The Designing Out Crime (DOC) officer has made comments in relation to both the original and revised plans, and in response the applicant has attempted to address these concerns raised, in particular regarding increased surveillance to parking courts, security of private access to rear gardens, and robust secure boundary treatments. Where achievable, such measures have been incorporated into the layout and house types and a lighting scheme will come forward under Condition 32 of the outline permission.
- 10.39 The main area that the DOC officer could not fully support is the largest rear parking court at the northern end of the development where there is a need to avoid resident parking on the main link road. Here, a large part of the parking court is quite visible from the internal access road and footpaths so has natural surveillance, not just from the mix of dwellings that includes 2.5 and 3 stories, so is well overlooked from the new development albeit mainly by rear-facing bedrooms. The layout is broken up with landscaping and includes service buildings in the form of communal bin store and cycle storage so this will remain an active space surveyed by the comings and goings of the residents. There will also be external lighting which is covered by Condition 32 of the outline permission.
- 10.40 In response to other particular concerns stated by the DCO, gates have been provided to access routes in between unit blocks so that these do not form escape routes; a gate cannot be placed at the entrance to the parking court as this area is to be offered for adoption to the highway authority and this would not comply with their adoption criteria. Furthermore, the house type on plot 14 has been amended to introduce an active frontage window facing the entrance to the car park which further increases the natural surveillance of the area. It is considered that a reasonable compromise between layout, design, quality of space and security has been achieved.
- 10.41 On balance, the proposal is considered to comply with paragraph 96 of the NPPF and Policy A2.

Highways

- 10.42 Access for the entire site was secured as part of the outline consent. The approved details include a traffic-signalled access at Jack Chase Way opposite the existing Prince of Wales Road junction, and a secondary access through a mini-roundabout at the north of the site. The two accesses are joined by a 'boulevard' acting as a central spine road. In addition, there are two approved points of pedestrian/cycle crossing of Jack Chase Way connecting the development to the existing community to the east and vice versa.
- 10.43 The traffic-signalled access at Jack Chase Way opposite the existing Prince of Wales Road junction forms part of this current Phase 1a as well as the Boulevard (key internal link road) which is included within the red line boundary of this reserved matters application as far as the Local Centre and School Site - the current Phase 1a access road will facilitate the provision of a serviced site for the local centre and education land as required by the S.106 legal agreement. Fully detailed designs of proposed roads, footways, and cycleways, as well as required off-site highways works, will be secured through conditions of the outline permission.
- 10.44 The streets within this proposed Phase 1a have been designed to create a loop extending from the Boulevard, with shared surface roads and private drives connected to this to serve the proposed dwellings. Footways and cycle routes are provided throughout the phase. The

layout complies in general with the agreed parameter plan in terms of land use/access, and movement circulation.

- 10.45 Plans indicating refuse and fire tender vehicle tracking have been submitted with the application which demonstrate adequate safety in this regard.
- 10.46 The Highways Authority's most recent comments requested a number of amendments, including to reduce the length of the traffic speed limit zones, increase visitor parking, relocate the swale/filter strip, add a cycle path link, addition of visibility splays, amendment to traffic calming measures and addition of parking spaces. The applicant has revised plans accordingly and responded to all these points and the Highways Authority has been reconsulted on these. Subject to the further comments of the Highway Authority the proposal is considered to comply with Policy CS16.

Parking & Cycling Provision

- 10.47 In terms of parking, the proposal has been designed to accord with (and in some cases exceeds) Norfolk County Council's minimum parking standards, in light of the revised plans referred to under Highways section above.
- 10.48 NCC minimum standards do not prescribe a requirement for separate cycle spaces for houses with garages, or houses with rear gardens where sheds could be accommodated – which appears to be the approach used through the majority of this scheme. Where a 4-bedroom dwelling relies on a single garage to meet the parking requirement in addition to outdoor spaces and the garage is not of a size which is able to include additional cycle storage, then the layout plans have been revised to include a storage shed for cycles (although no elevational details have been provided as yet). In addition, secure cycle storage has now been provided for the flats at the northern end of the development, although no detailed specification for these has been provided. These points are picked up in the Design Code appraisal under design theme 'SM – Streets, movement, and parking', and feature in the updated response from Active Travel England.
- 10.49 Noting the shortcoming in respect of cycle storage details, the applicant has been requested to provide these details for consideration. Subject to these being acceptable in principle, it is considered the precise details can be agreed under condition to secure provision prior to first occupation of the related units and retention thereafter.
- 10.50 Subject to satisfactory details being provided and use of appropriate condition(s), the proposal will be able to comply with Policy I1 and the Design Code.
- 10.51 Therefore, in relation to 10.46 – 10.49 above a written update report will be provided to Members in advance of the Committee meeting, and/or a verbal update will be provided within the meeting itself.

Ecology and Biodiversity

- 10.52 The Environmental Statement with the outline permission set out a range of standard principles for enhancement measures and recommended, (i) a Construction Ecological Management Plan (CEMP) is prepared to ensure the safeguard of wildlife interest during the construction period, and (ii) that an Ecological Management Plan (EMP) is prepared setting out details of the proposed native planting and seeding, including to SuDS wetlands and the proposed aftercare and long-term management of new and retained habitats. These two

elements are subject to Conditions 24 and 25 respectively of the outline planning permission and are currently subject to separate discharge of condition applications 06/24/0084/CD and 06/24/0085/CD. Appropriate management and a mechanism for monitoring and management review will be secured by the Ecological Management Plan (EMP), required by Condition 25 of the outline consent.

- 10.53 This reserved matters application is supported by an Ecology Mitigation Plan, indicating proposed provision of 20 House Martin terraces, 10 sparrow boxes, 10 starling boxes and hedgehog boxes within the residential part of the layout, as well as 30 bird and 30 bat boxes to be erected to the existing tree belt to the southwest within the green infrastructure area. The proposal ensures full hedgerow retention along the southwest boundary of the site alongside the A149, and intervals of retention along the eastern boundary to Jack Chase Way. This can be controlled by condition in terms of provision and retention and subject to conditions is considered to comply with Policies CS11 and GSP5.
- 10.54 As part of the outline application the applicant undertook a Habitat Regulations Assessment (HRA) and the Local Authority undertook an Appropriate Assessment which confirmed that the proposal will not have a likely significant adverse effect on nearby internationally protected habitat sites, and this was agreed by Natural England subject to securing all necessary mitigation measures as part of the planning permission and related S106 legal Agreement, which was completed and the mitigation secured covers:
- Green Infrastructure contribution
 - Recreational Impact Avoidance and Mitigation Strategy (GIRAMS) contribution
 - Green Infrastructure provision on site, including –
 - 1) High-quality, informal, semi-natural areas
 - 2) Circular dog walking routes of 2.9 km² within the site and/or with links to surrounding public rights of way (PRoW)
 - 3) Dedicated ‘dogs-off-lead’ areas
 - 4) Signage/information leaflets to householders to promote these areas for recreation
 - 5) Dog waste bins
 - 6) Long term maintenance and management of these provisions.

Foul water drainage

- 10.55 In terms of wastewater treatment and in particular any concerns in regard to Nutrient Neutrality, the scheme is adjacent a Nutrient Neutrality catchment, but the foul sewage created will be disposed to mains sewers and treated and discharged at Anglian Water Services’ Caister-on-Sea Sewage Treatment Works which discharges to the sea to avoid harm to the Broads network.

Heritage and cultural impacts

- 10.56 These were assessed as part of the outline permission regarding off-site assets. As such, the parameter plans as approved in the outline permission safeguarded respective settings and sightlines of heritage assets. These have informed the reserved matters proposals in their amended form and the Conservation Officer, as set out in section 6.14, raises no objections in

this regard, concluding there will be no harm. The proposal therefore complies with Policies CS11 and E5 and section 16 of the NPPF.

Archaeological, geological and paleological interest

- 10.57 Archaeological mitigation is secured through conditions on the outline application. Condition 26 (Part A) of the outline permission required submission of an archaeological written scheme of investigation (WSI) for each phase of development. A discharge of condition application has been approved for Phases 1a, 1b and 1c following consultation with the Historic Environment Service.

Surface Water Drainage

- 10.58 The revised proposed planning layout has required a re-design of the surface water drainage strategy for this phase and incorporates a pumping station onto the site, and this application is supported by a Drainage Design Statement. The LLFA has responded to this as set out in section 6.4 above and as included below.
- 10.59 The LLFA has considered revised details and at the current point in time raises no objection to the revised drainage scheme, subject to two pre-commencement conditions, which are:
1. Details of the proposed infiltration basin demonstrating the inclusion of a layer of dense vegetation to provide additional treatment of water quality prior to infiltration, and submission of an updated Maintenance and Management plan to incorporate this feature; and
 2. Details of how runoff will be managed from the part of the proposed spine road which does not drain to the infiltration basin proposed in this phase of the development.
- 10.60 Officers and the applicant are keen to try and avoid requiring imposition of pre-commencement conditions on this development, noting the embargo requirements of the highway authority concerning works on Jack Chase Way. As such, further details have been requested from the applicant to try and clarify the situation and resolve the outstanding concerns at this stage of determination. It will be important to ensure that in securing a suitable drainage scheme there is nothing more than a non-material change required to either the drainage, highway or planning layouts which may require a materially different outcome of the current application.
- 10.61 Officers will provide updates before the Committee meeting where possible, but can advise at this stage that in regard to LLFA point 1 above (re infiltration basin planting), the requirements could potentially be secured through a 'not to progress above slab level' condition because the details required are considered unlikely to affect planning layout. Members will be updated in respect of LLFA point 2 accordingly.
- 10.62 Securing appropriate amendments and, where necessary, imposing conditions with suitable timescales for compliance will ensure the proposal complies with Policies CS13 and E1.

Water consumption/energy efficiency/EV charging

- 10.63 A sustainability report accompanies the application and amongst other matters states the following are proposed:
- Incorporation of measures to reduce water consumption rates. Whilst Approved Document G of the Building Regulations requires each house to achieve a water

consumption rate of no more than 125 litres per person per day, Persimmon Homes proposes to incorporate low flow sanitary ware and eco-sanitary products in each property to achieve a low water consumption rate (of under 110 litres per person per day), permanently reducing water consumption. Officer note – this would be in line with adopted policy E7 requirements to improve upon building regulation standards.

- In response to the relatively recent revisions to Part L of the Building Regulations, Persimmon Homes will construct each house to a robust energy efficient specification capable of complying with the Fabric Energy Efficiency standard. Furthermore, each home will include low carbon high efficiency air source heat pumps to provide heating and hot water.
- Provide photovoltaic arrays to achieve a minimum B SAP rating, to supplement the electric heating strategy.
- External sockets for electric car vehicle charging will be provided to every home. There is a submitted EV charger site plan that identifies a charging point for every residential unit using a combination of wall mounting and pillar mounted where parking spaces are not directly adjacent to the host unit.

10.64 Such features will be secured by conditions, and doing so will ensure compliance with Policies CS1, E7 and I1.

The Outline Permission Planning Conditions

10.65 In order to implement this proposed phase of development, a number of conditions of the approved outline consent ref. 06/19/0676/O require formal discharge prior to works beginning on site. Condition 19 (Off-site highways works at Ormesby Road) and Condition 26A (Archaeological Site Investigation) have already been formally discharged, whilst 10 other discharge of condition applications (as referred to in section 5 above) have been submitted and are currently pending consideration. These require details of the following:

- Landscaping scheme
- Details of proposed estate roads etc
- Construction parking
- Construction traffic management plan
- Surface water and foul drainage strategies,
- Construction Environmental Management Plan (CEMP) for biodiversity
- Landscape and Ecological Management Plan (LEMP)
- Details of off-site highway works to provide a traffic signal-controlled junction at Jack Chase Way.

EIA (Environmental Impact Assessment) process

10.66 The reserved matters application is a 'subsequent application' to outline planning permission ref: 06/19/0676/O (with all matters reserved for subsequent approval except details of vehicular access) which was considered to be EIA Development and was, therefore, accompanied by an Environment Statement (ES) in November 2019, and an ES Addendum in September 2021. Planning permission for outline application 06/19/0676/O was granted in May 2023 and the reserved matters application was submitted in August 2023, with a revised submission in December 2023. Under Regulation 9 of the EIA Regs the local planning authority

must decide whether the environmental information before them is adequate to assess the significant effects of the development on the environment and they must take that information into consideration in their decision for subsequent consent. Also, as required by Reg 19, the planning authority has notified the Secretary of State of receipt of the Subsequent application; no correspondence has been received in response to the notice.

- 10.67 Following submission of the reserved matters application the planning authority requested that an EIA Statement of Conformity (SoC) be prepared by the applicant to ensure that no further environmental information is required, and to demonstrate that the original ES, as amended, remains valid. Officers consider that the SoC confirms that there are no additional significant environmental effects from the development beyond those which have already been identified in the original Environmental Statement (November 2019) and subsequent ES Addendum (September 2021). Officers also consider there is no need for further mitigations which are not already covered by the conditional outline planning permission and related S106 agreement.
- 10.68 Accordingly, the environmental information before the Local Planning Authority is considered adequate to assess the likely significant effects on the environment from the development proposed within the current reserved matters application.
- 10.69 Under Regulation 30 of the EIA Regulations there is a duty to promptly inform the public and the Secretary of State of the final decision of the application – this is identified in the recommendation to Committee.

Other Matters

- 10.70 As set out in 6.13, Norfolk Constabulary considers that this application represents a proposal that will increase pressure on police resources and, alongside other development proposals, will place additional pressure on existing resources. The Constabulary considers that further investment will be required to enhance the capacity of the police linked to additional developments in the area.
- 10.71 Whist noting the representation, this will be a consideration in respect of future local plan policy and future Outline or Full Planning applications, but it is not considered that this can be applied to this Reserved Matters application where the principle of the development and required mitigation of its impacts has already been agreed.
- 10.72 In terms of the outstanding matters referred to in the assessment and, in the recommendation, below, there may be a requirement to re-consult with the respective statutory consultees or within the Council with the Conservation Officer, for example, but it is not considered that these discussions will raise any new material issues that require further publicity by way of public notices/site notices.

Local Finance Considerations

- 10.73 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 (which is not applicable to the Borough of Great Yarmouth). Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential

for the development to raise money for a local authority, for example. There do not appear to be any planning-related local finance considerations linked to this development.

11. The Planning Balance

- 11.1 The application for reserved matters seeks to submit details of layout, scale, appearance and landscaping concerning Phase 1a of the wider outline permission. Other enabling details are also provided. The applicant has worked with officers of the local planning authority and responded to concerns by providing some notable changes to the layout and other details, for example, and continues to work to resolve the handful of remaining issues identified above.
- 11.2 With regard to consideration against the Design Code and consideration of the code requirements and themes, there are a few areas of relatively minor amendments and clarification required but these elements are subject to current negotiations and discussions are progressing positively, and it is likely to be able to achieve an acceptable outcome.
- 11.3 At wider level, the proposal brings forward a significant housing and mixed use allocation in a key service centre for the Borough, providing positives including housing, affordable housing, public open space, enhanced biodiversity and green infrastructure and other community infrastructure, in line with the expectations of both the policy and the outline permission.

12. Conclusion

- 12.1 Having considered the details provided, and subject to satisfactory resolution of the outstanding matters, the proposal is considered to be able to be supported and conditions will be applied accordingly to ensure an acceptable form of development is secured.
- 12.2 Subject to resolving the few outstanding matters which remain, the details provided are considered able to accord with policies CS1, CS2, UCS4, CS9, CS10, CS11, CS12 CS13, CS14, CS15 and CS16 from the adopted Core Strategy, and policies GSP1, GSP5, GSP6, CA1, A1, A2, H3, H4, E1, E4, E5, E6, E7, I1 and I3 from the adopted Local Plan Part 2 as well as the adopted Great Yarmouth Design Code 2024.
- 12.3 There are some matters which remain outstanding, which are considered necessary to address through additional information and amendments to be secured before any permission is granted. These include:
- surface water drainage;
 - highways amendments; and
 - matters of layout, scale and appearance relating to external materials, cycle stores and Cannock and Thetford house types
- 12.4 Officers are reasonably confident that these are largely technical concerns and the above matters can be addressed within the parameters of the Reserved Matters set out before Committee without requiring further public consultation or further Committee overview.
- 12.5 It is therefore recommended that the Committee delegate authority to the Head of Planning to resolve the outstanding matters and subsequently approve the Reserved Matters subject to appropriate conditions including those listed below (to be modified by the Head of Planning if necessary).

13 Recommendation

- 13.1 It is recommended that the Committee delegate authority to the Head of Planning to subsequently APPROVE the reserved matters details and grant consent subject to:
- i. The resolution of outstanding details in respect of:
 - a. surface water drainage;
 - b. highways amendments; and,
 - c. matters of layout, scale and appearance relating to external materials, cycle stores and Cannock and Thetford house types,
 - ii. The imposition of appropriate conditions to include:
 - a. those listed below (including any amendments as deemed necessary), and
 - b. any additional conditions identified to be required to secure the details related to the resolution of outstanding matters referenced in (i) a-c above; and
 - iii. subsequently informing the public and the Secretary of State of the final decision, by virtue of this being an application for subsequent consent under the EIA Regulations.

Conditions

Time limit – commencement

1. The development hereby permitted must be begun not later than the expiry of twelve (12) months from the date of this permission.

Reason: The time limit condition is imposed in order to comply with Condition 2 of the parent outline planning permission 06/19/0676/O and the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Development to accord with approved plans

- 2 The development hereby permitted shall be undertaken in strict accordance with the following approved plans and details submitted to the Local Planning Authority:

Architectural Drawings and Documents: -

NSC1-AS Accommodation Schedule D

NSC1-MS Materials Schedule C

NSC1-PL01 Proposed Phase 1 Planning Layout H

NSC1-PL02 Site Location Plan A

NSC1-PL03 Proposed Phase 1 Hard Landscaping Plan E

NSC1-PL04 Proposed Phase 1 Affordable Housing Plan D

NSC1-PL05 Proposed Phase 1 Elevation Style Plan C

NSC1-PL06 Proposed Phase 1 Building Heights Plan D

NSC1-PL07 Proposed Phase 1 Refuse Tracking Plan D

NSC1-PL08 Proposed Phase 1 Green Infrastructure Plan D

NSC1-PL10 Proposed Phase 1 Parking Strategy D

Caister - PSH - EVC Layout EVC
Site Plan Drawing 1.01

House Types and Elevations: -

NSC1-EL01 Alnmouth CES-01
NSC1-EL02 Alnmouth CES-03
NSC1-EL03 Thetford Floor Plan CES – 03
NSC1-EL04 Thetford Elevations CES-03
NSC1-EL05 Haldon CES-03
NSC1-EL06 Danbury CES-01
NSC1-EL07 Deepdale CES-02
NSC1-EL08 Deepdale CES-03
NSC1-EL09 Galloway CES-01
NSC1-EL10 Galloway CES-03
NSC1-EL11 Sherwood CES-01
NSC1-EL12 Sherwood CES-02
NSC1-EL13 Charnwood CES-01
NSC1-EL14 Barnwood CES-02 A
NSC1-EL15 Barnwood CES-03 A
NSC1-EL16 Saunton CES-02
NSC1-EL17 Saunton CES-03
NSC1-EL18 Stanton CES-02
NSC1-EL19 Ashdown CES-01
NSC1-EL20 Ashdown Cr CES-03
NSC1-EL21 Barnwood DT CES-03
NSC1-EL22 Marston CES-01
NSC1-EL23 Brampton CES-01
NSC1-EL24 Brampton CES-03
NSC1-EL25 Greenwood CES-01
NSC1-EL26 Greenwood CES-03
NSC1-EL27 Lambridge CES-03
NSC1-EL28 Kielder CES-03
NSC1-EL29 Cannock Floor Plans
NSC1-EL30 Cannock CES-03
NSC1-EL31 Wareham CES-01
NSC1-EL32 Wareham CES-02
NSC1-EL33 Dallington CES-01
NSC1-EL34 Dallington CES-03
NSC1-EL35 Grizedale CES-03
NSC1-EL36 Sherwood CES-02

Landscape Drawings: -

09941-FPCR-ZZ-XX-DR-L0013 General Arrangement (GA) Plan (Sheet 1 of 12) P05
09941-FPCR-ZZ-XX-DR-L0014 Detailed Landscape Plan (Sheet 2 of 12) P05
09941-FPCR-ZZ-XX-DR-L0015 Detailed Landscape Plan (Sheet 3 of 12) P05
09941-FPCR-ZZ-XX-DR-L0016 Detailed Landscape Plan (Sheet 4 of 12) P05
09941-FPCR-ZZ-XX-DR-L0017 Detailed Landscape Plan (Sheet 5 of 12) P05
09941-FPCR-ZZ-XX-DR-L0018 Detailed Landscape Plan (Sheet 6 of 12) P05
09941-FPCR-ZZ-XX-DR-L0019 Detailed Landscape Plan (Sheet 7 of 12) P05
09941-FPCR-ZZ-XX-DR-L0020 Detailed Landscape Plan (Sheet 8 of 12) P05
09941-FPCR-ZZ-XX-DR-L0021 Detailed Landscape Plan (Sheet 9 of 12) P05

09941-FPCR-ZZ-XX-DR-L0022 Detailed Landscape Plan (Sheet 10 of 12) P05
09941-FPCR-ZZ-XX-DR-L0023 Detailed Landscape Plan (Sheet 11 of 12) P03
09941-FPCR-ZZ-XX-DR-L-0024 Detailed Landscape Plan (Sheet 12 of 12) P03

Ecology and Arboriculture details: -

Ecological Mitigation Summary Letter 23.08.2023

Figure 1 Ecological Mitigation Plan 23.11.2023 - 9941 / RG160623 - June 2023

OAS 23-040-AR01 Arboricultural Impact Assessment - Phase 1 NSF Caister C including Arboricultural Drawings and Tree Protection Plans.

Drainage scheme designs: -

47932 Drainage Design Statement C

47932_C_010 DRAINAGE STRATEGY C

47932_C_011 DRAINAGE STRATEGY A

47932_C_012 DRAINAGE STRATEGY A

47932_C_015 Drainage Details A

47932_C_020 INFILTRATION BASIN SECTIONS B

47932_C_021 INFILTRATION BASIN SECTIONS A

47932_C_022 INFILTRATION BASIN SECTIONS A

47932_C_023 INFILTRATION BASIN SECTIONS A

47932_C_030 CONTRIBUTING AREAS PLAN –

47932_C_031 CONTRIBUTING AREAS PLAN –

47932_C_032 CONTRIBUTING AREAS PLAN –

Highway Drawings: -

47932_C_001 PRELIMINARY FLOOR LEVELS C

47932_C_004 PRELIMINARY ROAD LAYOUT D

47932_C_025 FIRE TRACKING C 47932_C_

026 REFUSE TRACKING C

Other details: -

Sustainability Statement Nova Scotia Phase 1, Caister-On-Sea, Revision B

Noise Impact Assessment revision P4, ref: 81186-SRL-RP-YA-001-S2-P4

Reason: For the avoidance of doubt.

Highways details

- 3 Highway condition(s) – *To be included as recommended by Norfolk County Council and as considered reasonably necessary once revised plans have been agreed, and to include cycle parking/storage requirements. Where possible a written update report will be provided to Members in advance of the Committee meeting, and/or a verbal update will be provided within the meeting itself.*

Reason(s) – bespoke to condition(s) required above as considered necessary.

Surface Water Drainage

4. Condition(s) – *To be included as recommended by statutory consultees and as considered reasonably necessary once revised plans have been agreed. Where possible a written update report will be provided to Members in advance of the Committee meeting, and/or a verbal update will be provided within the meeting itself.*

Reason(s) – bespoke to condition(s) required above as considered necessary.

Water conservation in new dwellings

5. The development hereby approved shall be designed and built to achieve a water consumption rate of no more than 110 litres/person/day. All required water conservation measures installed to achieve this rate shall be retained/updated to ensure the required water consumption rate is not exceeded for the lifetime of the development.

Reason: To ensure compliance with Policy E7 of the Local Plan.

Tree Protection

6. All approved tree protection measures (detailed on Tree Protection Plans OAS 23-040-TS04 Rev C and T05 Rev C as contained in the Arboricultural Impact Assessment prepared by Oakfield Arboricultural Services ref: OAS 23-040-AR01 Rev C December 2023) shall be installed prior to the commencement of development work to implement this planning permission.

The approved tree protection measures shall be maintained in good condition and adhered to throughout the construction period. Unless otherwise agreed in writing by the Local Planning Authority, no construction-related activities (for example: storage and/or siting of: vehicles, fuel, materials, site huts or other buildings or ancillary equipment; raising or lowering of ground levels; installation of underground services, drains; lighting of fires etc.) may be undertaken within the identified Construction Exclusion Zones and fenced areas.

In the event that any tree(s) become damaged during construction, the Local Planning Authority shall be notified, and remedial action shall be proposed, agreed and implemented. In the event that any tree(s) dies or is removed without the prior approval of the Local Planning Authority, it shall be replaced within the first available planting season, in accordance with details to be agreed with the Local Planning Authority.

Reason: To ensure retention of the tree and hedgerow features that contribute to the character of the site and surroundings in accordance with Policy E4 of the Local Plan.

Implementation of soft landscaping scheme

7. All soft landscaping works shall be carried out and maintained in accordance with the approved details:

0013 P05 Sheet 1 of 12
0014 P05 Sheet 2 of 12
0015 P05 Sheet 3 of 12
0016 P05 Sheet 4 of 12
0017 P05 Sheet 5 of 12
0018 P05 Sheet 6 of 12
0019 P05 Sheet 7 of 12

0020 P05 Sheet 8 of 12

0021 P05 Sheet 9 of 12

0022 P05 Sheet 10 of 12

0023 P03 Sheet 11 of 12

0024 P03 Sheet 12 of 12

The 'Public Open Space (POS)' planting shall be carried out and completed within the first available planting season following completion of construction of each POS area and the 'On-Plot' planting shall be carried out and completed within the first available planting season prior to occupation of that plot.

If within a period of TEN years from the date of planting (with the exception of trees and hedgerows which are referred to separately below), any plant, or shrub or plant or shrub planted in replacement for it, which is removed, uprooted or is destroyed or dies, (or which becomes, in the opinion of the local planning authority, seriously damaged or defective) shall be replaced by another shrub or plant of the same species and size as that originally planted which shall be planted at the same place, unless the local planning authority gives its prior written consent to any variation.

Reason: In the interests of the satisfactory appearance of the development in accordance with Policies CS9, A2 and E4.

Retention of hedgerows and trees

8. All 'Public Open Space (POS)' trees and hedgerows and 'On-Plot' trees and hedgerows as shown on the drawings referred to above shall be planted in accordance with the timetable required by Condition 7 of this permission and shall be retained thereafter and shall not be removed without prior receipt of express written permission of the local planning authority.

Any tree or hedgerow plant that is removed, uprooted or is destroyed or dies shall be replaced within the first available planting season with the same specie(s) and size as that originally planted which shall be planted at the same place, unless otherwise first agreed in writing with the local planning authority.

Reason: In the interests of the satisfactory appearance of the development in accordance with Policies CS9, A2 and E4.

Ecological Mitigation

9. The enhancement measures for fauna as set out in the FPCR Environment and Design Ltd. letter dated 23 August 2023 and accompanying plan ref: Figure 1 issue date 23/11/2023 shall in respect of dwellings be carried out prior to first occupation of each dwelling and in relation to the tree belt to the south-west shall be undertaken prior to the first occupation of any dwelling within this phase. The mitigation measures shall be retained in perpetuity in accordance with the submitted details.

Reason: To provide biodiversity enhancements on site in accordance with the aims of Core Strategy (2015) Policy CS11.

Electric vehicle charging

10. Prior to first occupation of each dwelling, an electric vehicle charging point shall be provided and made available for use in accordance with EVC Site Plan Drawing version 1.01 and shall be retained as such thereafter in accordance with the submitted details.

Reason: To ensure appropriate provision for the demand for electric vehicle charging within the lifetime of the development in accordance with Policy I1.

Boundary treatment – hard landscaping

11. The boundary treatments shown on drawing no. NSC1-PL03 Rev E shall be constructed in the manner shown and shall be completed in respect of each plot/dwelling and area of open space shown, before each respective plot/dwelling is occupied, and before each area of open space is first brought into use or before the first occupation of any adjoining dwelling thereto (whichever is the earlier), and shall be retained as such thereafter.

Reason: In the interests of the satisfactory appearance of the development and to secure appropriate infrastructure and amenity for future residents, in accordance with Policies CS9, A2 and E4.

Reason: In the interests of the satisfactory appearance of the development in accordance with Policies CS9, A2 and E4.

Implementation of noise remediation scheme

12. The development hereby permitted shall be carried out in accordance with the requirements of section 4.2 & Figure 7, section 4.3 & Figure 8, and section 4.4 & Figure 9 of the Noise Impact Assessment prepared by SRL Technical Services Limited version P4 dated 05/12/2023. All noise mitigation measures including: glazing and ventilator requirements; mechanical ventilation and cooling; and boundary treatments, shall be completed in accordance with the details as specified in relation to each of the plots identified, which shall be completed and available for use prior to the first occupation of the dwellings on those plots and the noise mitigation measures shall thereafter be retained as approved in perpetuity.

Reason: In the interests of the amenities of the future residents and the surrounding locality in accordance with Policies A1 and E6.

Renewable energy and energy efficiency

13. No dwelling shall be occupied until the 'Energy Efficiency' measures (to include Fabric Energy Efficiency standard; low carbon high efficiency air source heat pumps to provide heating and hot water; and photovoltaic array to supplement the electric heating strategy) as set out in part 7 'Energy Strategy' of the Sustainability Statement prepared by JSP Sustainability Ltd Dated December 2023 Rev B have first been completed and made operational. The approved scheme shall remain operational for each dwelling for the lifetime of the development.

Reason: To minimise greenhouse gas emissions through the use of renewable and low carbon energy in compliance with Policy CS9(h).

Materials palette specification

- 14 This condition is expected to be updated prior to the Committee meeting following receipt of additional / revised details.

To be included once revised plans and details have been agreed. Where possible a written update report will be provided to Members in advance of the Committee meeting, and/or a verbal update will be provided within the meeting itself.

The condition will ensure that the residential development shall be carried out in accordance with the final agreed external surface materials palette (awaiting submission and assessment).

No variation to these materials shall occur unless otherwise agreed in writing with the Local Planning Authority.

Informative note: Any change to the approved materials will require the submission and approval of a non-material amendment application under Section 96A of the Town and Country Planning Act.

Informative Notes

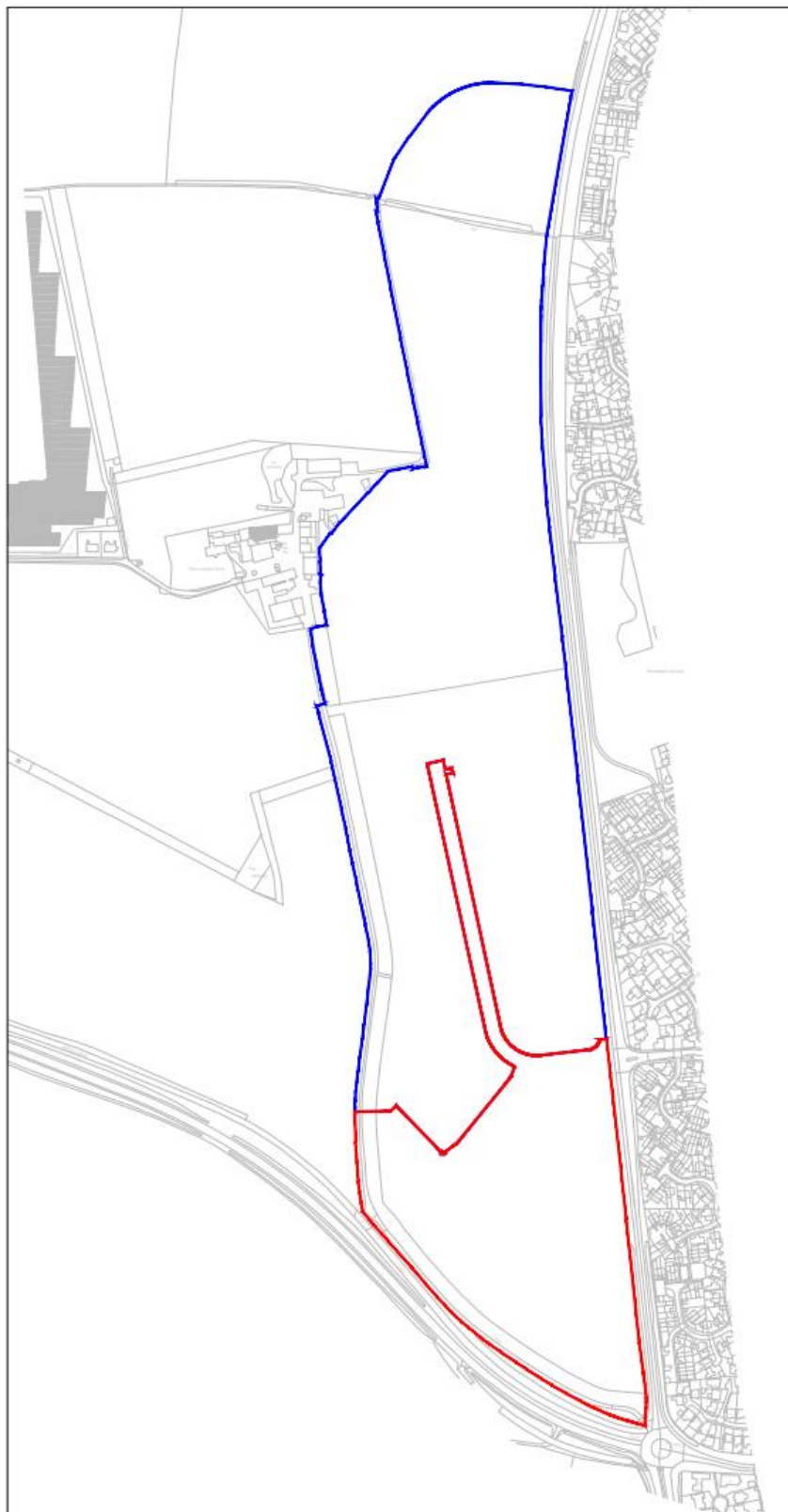
- 1 Informative Note: Highways Authority advice – *To be included if requested.*
- 2 Informative Note: Lead Local Flood Authority advice – *To be included if requested.*
- 3 Informative Note - Planning Obligations

This permission is subject to a legal agreement under section 106 of the Town and Country Planning Act 1990 dated 24th May 2023 and the planning obligations therein.

- 4 Statement of Positive Engagement

In dealing with this application Great Yarmouth Borough Council has actively sought to work with the applicant in a positive and proactive manner.

APPENDIX 1: Site Location Plan



— Phase 1
— Other land in ownership

PERSIMMON		
Site Name: Nova Scotia Culter		
Drawing: Site Location Plan		
Scale: 1:1000	Drawn By: J. Smith	Date: 10/11/11
Checked By: M. Jones	Drawn By: J. Smith	Date: 10/11/11

(This version is expected to be updated and Committee will be presented with the most up to date version at the meeting)

