

Schedule of Planning Applications

Committee Date: 12 July 2023

Application Number:	06/22/0747/F - Click here to see application webpage
Site Location:	Land at Guinevere Road, Gorleston-on-Sea, Great Yarmouth, NR31 7RA
Site Location Plan:	See Appendix 1
Proposal:	Proposed erection of a 66 bedroom care home (Use Class C2) with associated access, parking and landscaping
Applicant:	LNT Care Developments Ltd
Case Officers:	Natalie Levett and Nick Fountain
Parish & Ward:	Gorleston (unparished), Gorleston Ward
Date Valid:	20 th September 2022
Expiry / EOT date:	EOT requested until 27 th July 2023 (confirmation awaited)
Committee referral:	Connected application – Great Yarmouth Borough Council is the owner of the application site.
Procedural note 1:	This application was reported to the Monitoring Officer as an application submitted concerning land owned by the Borough Council, for determination by the Borough Council as Local Planning Authority. The application was referred to the Monitoring Officer for their observations on 04/07/23, and the Monitoring Officer has checked the file and is satisfied that it has been processed normally and that no other members of staff or Councillors have taken part in the Council's processing of the application other than staff employed within the LPA as part of the determination of this application.

RECOMMENDATION:

It is recommended that application 06/22/0747/F should be APPROVED, subject to first completing a Unilateral Undertaking to secure planning obligations and successfully addressing the Habitats Regulations Appropriate Assessment, and with any permission being subject to a range of appropriate planning conditions.

REPORT

1. The Site

- 1.1 The application site is located to the south of the town of Gorleston-on-Sea, within the defined development limits identified through Policy GSP1. The site is approximately 3.6 miles south of Great Yarmouth and 5.5 miles north of Lowestoft.
- 1.2 The site is approximately 0.51ha (1.25 acres) in size and is located on land between Guinevere Road and Sidegate Road, to the west of the A47. The site plot forms part of Beacon Business Park. The proposed development will be accessed via a new access from Guinevere Road leading directly into the car parking area. The entrance of the proposed care home will front the car park and adjacent hotel (Travelodge) and restaurant (Toby Carvery).

- 1.3 The site comprises vacant grassland, with a tree line along the southern boundary. The application site is fairly flat in its topography.
- 1.4 The surrounding land use comprises a mixture of commercial buildings and the adjacent (Travelodge) and restaurant (Toby Carvery); and to the west of the site office buildings including Beacon Park Innovation Centre. Further west is Beacon Business Park which hosts a variety of units, predominantly office and light industrial uses. Further north is a large residential housing estate built in the early 2000's. The James Paget University Hospital is located approximately 600m to the north of the application site.
- 1.5 A dense line of trees runs along the southern boundary of the site, none of which are subject to a Tree Preservation Order. Some tree removal will be required to accommodate the proposed development, as detailed within the submitted Tree Survey and Arboricultural Impact Assessment. The proposed development has offered a landscaping scheme, which will include new planting and hedgerows as suitable boundary treatments and will contribute towards improving the biodiversity of the site.
- 1.6 The site is relatively well connected by public transport, with existing bus services running in the area; bus stops are located on Beaufort Way and Lowestoft Road, both less than 400m in distance. Bus stops provide regular local services, terminating in Lowestoft, Belton, Great Yarmouth and Norwich. Both visitors and staff of the proposed care home would be able to benefit from these services as appropriate.
- 1.7 The surrounding area features a good network of pedestrian and cycle routes, providing safe access for walking and cycling to and from the site.

2. The Proposal

- 2.1 The proposal is for the construction of a 66-bed, three-storey building for use as a residential care home for older people, car parking, new access to the site and associated development and landscaping.
- 2.2 The Care Home accommodation is considered to fall within Use Class C2 (residential institutions), as it would provide housing for older people with varying levels of on-site care provision, which includes specialist dementia care, as defined by Paragraphs 010 and 014 of the Housing for Older and Disabled People National Planning Practice Guidance (2019).
- 2.3 In addition, the applicant advised that the care home is for the elderly (aged 65+) and will be staffed 24/7, operating a shift pattern style of working, but will have no resident staff. Residents within the home will have a range of mobility but will often be experiencing a reduced level of mobility as expected in later years.
- 2.4 The application submission states that the facility will be fully compliant with the National Care Standards Act 2000; providing single-room accommodation, with en-suite facilities and a suitable ratio of communal/recreational space per resident together with level/amenable access throughout.
- 2.5 The proposed care home would be of brick and render construction with a grey tile roof. In total the development will provide 3,235m² internal floor area over three floors.

3. Site Constraints

3.1 The site is located within the following relevant planning designations:

- Development Limits (Policy GSP1)
- Beacon Business Park (Policy GN4)
- Beacon Park Enterprise Zone
- Beacon Park Local Development Order
- Safeguarded Employment Area (Policy CS6)
- Grade 1 Agricultural Land
- Over 5km Indicative Habitat Impact Zone

4. Relevant Planning History

4.1 The site has not been the subject of any relevant planning applications.

5. Consultations

5.1. Statutory Consultees

Consultee: Highway Authority (Norfolk County Council)	Response: No objection subject to conditions.
Comments Whilst the proposed parking provision (which has increased during the application process) does not accord with current parking guidance, there will not be an objection from the Highway Authority given the nature and occupants of the proposed development.	
Officer comment / response:	The Highway Authority's response is noted and acknowledged.
Any relevant Condition / Informative note?	Impose the Highway Authority's suggested conditions.

Consultee: Adult Social Services (Norfolk County Council)	Response: Provided initial comments for consideration but did not respond to the re-consultation
Comments The following matters were raised for consideration: <u>Parking facilities and transport</u> <ul style="list-style-type: none">• The plans propose 21 parking spaces however for a 66 bedded home this would likely not be adequate space for the staff to park before considering any visiting professionals, resident vehicles or visitors.• This area is also not on a direct bus route making visiting difficult for those without transport. The transport statement and travel plan, states that calculation of need with regard to both travel and car parking, was made in alignment with "similar" homes. Those cited, in Doncaster and Wakefield are located in areas with a far denser population (over	

200k at each location approx.) and more extensive provision of public transport than within the area proposed for development.

Storage of equipment

- The plans indicate that there will be 1 hoist store per floor, the footprint allocated to this function does not appear to be adequate for the storage of more than 2 items of industry standard equipment with its subsidiary components.
- Levels of dependency in the unit, may result in this not being adequate space to store the amount of equipment that may be required.

Washing/W.C Facilities for residents

- It is noted that provision of a shower room has been made within each bedroom, however the plans show that there is only one communal bath per floor. This potentially inhibits choice and may impact on the provision of care that meets individual's needs.
- The provision of a singular resident toilet on each floor meaning that should this be engaged, waiting times or travel to the residents own bedroom to use their own facilities which depending on where they are situated at the time could be a long walk, potentially resulting in incontinence issues for the resident, also increasing the potential of a fall.

Staff Facilities

- It appears, that the staff toilet is in the staff room situated on the third floor, meaning that any staff providing support on the other floors would need to leave the floor, leaving the area with reduced staffing for a longer period than usual to have a comfort break. This also raises issues in terms of staffing overnight when breaks are due and staffing levels would likely be at a minimum.
- The staff changing area is noted to be situated in the same area as the staff room, this would mean that staff need to travel through the home when commencing and finishing work in order to change, this increases the risk of cross contamination, particularly during an outbreak.

Communal areas

- The plans seen evidence several "satellite" areas for communal activity. However, the footprint of some areas such as the cocktail bar, could hinder attendee numbers.
- The size of all communal areas where inhibitory of "whole Home" attendance, which could be restrictive in the event of entertainment or on occasions such as Christmas. The garden area also appears to hold the same inhibitory allocation of planned accessible ground space.

**Officer
comment /
response:**

Parking facilities and transport

- The plans were revised to increase the parking to 24 spaces, to which the Highway Authority raised no objection. The comments are noted but it is not considered reasonable to consider refusing an application with less car parking spaces than expected only under a 'maximum' parking quota in the relevant standards, and when the Highway Authority raises no objection on the basis of highways safety not being unacceptably compromised;
- There are bus stops within the vicinity (approx. 400m) with access to Great Yarmouth, Lowestoft, Belton and Norwich. It is acknowledged that travelling to the care home by car is likely for staff and visitors. It is a balancing exercise and due to the nature of the proposal and the lack of objection from the Highway Authority, it is Officer's opinion that it would be considered unreasonable to refuse the application on this basis.

Storage of equipment

	<ul style="list-style-type: none"> The applicant advised that each floor has a dedicated hoist store which has adequate space to accommodate its use. The care home has been designed with additional storage rooms on each floor to accommodate additional items, such as hoists, and can be adapted to reflect the requirements of the residents in the home. <p><u>Washing/ W.C Facilities for residents</u></p> <ul style="list-style-type: none"> The applicant advised that the provision of full wet rooms within each bedroom has meant that there is limited demand for baths, however, should residents wish, there is one assisted bathroom on each floor. This is considered to be an adequate provision given the en-suite facilities. In the unlikely event that two residents would like baths at the same time, it is entirely feasible for them to be taken to an alternative floor as it is highly unlikely that all three would be in use at any one time. There are two communal w/c facilities to use on each floor, one a dedicated w/c and the other within the assisted bathroom, which are available for the use of all residents. This is considered to be an acceptable number of toilets, given that each resident has access to their own bathroom facilities in their rooms. Should the toilet be occupied, it is reasonable to assume that residents who are not able to walk unaided, are helped to their room by staff. <p><u>Staff Facilities</u></p> <ul style="list-style-type: none"> The applicant advised that the main staff facilities are located on the ground floor, which consists of a break room, changing facilities and w/c. The communal toilets on each floor are for the use of residents and staff and will reduce the need to leave the floor for a comfort break during their shifts, day or overnight. During the normal day to day operation of the care home, it is entirely feasible that staff will travel to and from work in their work clothes. During times when additional measures for infection control may be required, the care home is entirely adaptable to provide segregation for people entering and leaving the building. <p><u>Communal areas</u></p> <ul style="list-style-type: none"> The applicant advised that the proposed care home has a multitude of communal spaces and facilities throughout the home where various activities can take place. These include a coffee shop, library, tearoom, cinema, hair salon, sky bar and garden rooms. There is also a large, landscaped garden for residents to enjoy. The large central lounge/dining areas are designed for bigger gatherings and mealtimes. Should there be a need for whole home attendance, e.g. for special occasions or events, then the large lounge/dining room can be set up for this. Rooms such as the sky bar, garden rooms etc are designed to provide residents with quieter areas to enjoy with visiting family or friends or smaller friendship groups.
Any relevant Condition / Informative note?	No directly related conditions are required, but conditions will require the development to be constructed in accordance with the revised plans if approved.

Consultee: Essex & Suffolk Water	Response: No objection
Comments No objections at this stage. They recommend that care is taken to ensure that their assets are unaffected by the proposed works, with specific mention of the 180mm PE main where the kerb is being lowered. A plan was attached showing the approximate location of their assets in the area. Guidance was provided and details would be imposed as an informative.	
Officer comment / response:	Informative noted.
Any relevant Condition / Informative note?	Informative is to be imposed.

Consultee: Anglian Water	Response: Raised general comments
Comments There are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary. The foul drainage from this development is in the catchment of Caister - Pump Lane Water Recycling Centre that will have available capacity for these flows. If the developer wishes to connect to Anglian Water's sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. They will then advise of the most suitable point of connection. The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer. From the details submitted to support the planning application, the proposed method of surface water management does not relate to Anglian Water operated assets. Informatives suggested.	
Officer comment / response:	The response is noted and advice will be taken from the suggested consultees; informatives will be added.
Any relevant Condition / Informative note?	Informatives will be added.

Consultee: Environment Agency	Response: No formal response received
Comments	

The Environment Agency's Standing Advice was consulted. The site is wholly within Flood Zone 1 as such the national advice is to be followed.	
Officer comment / response:	This is noted. There are no known flooding issues in this area.
Any relevant Condition / Informative note?	No specific condition or informative required for the EA. A surface water drainage scheme has been proposed to ensure no risks of increased surface water flooding and the approved drainage scheme will be required by conditions.

Consultee: Norfolk Fire Service	Response: Provided a response raising matters that need to be complied with at Building Regulations stage.
Comments	The development shall need to comply with Building Regulations. Advice provided.
Officer comment / response:	Norfolk County Council confirmed that no additional fire hydrants were required. The response from the Fire Service relates to matters to be addressed at the Building Regulation stage. If the proposal needs to be amended to comply with Building Regulations, it would be necessary for an appropriate application to be made to amend the planning application so that it can be considered accordingly. The Fire Service's advice has been provided to the applicant.
Any relevant Condition / Informative note?	No conditions required. An Informative will remind the applicant to consider the Fire Service consultation response.

Consultee: Norfolk Constabulary	Response: Provided comments for consideration
<p>Comments</p> <p>Provided comments with regard to the proposed design. Amendments were made, which Norfolk Constabulary advised that the amendment redirects the original footpath located to run in front of 5 x bedrooms access points and that a garden space has been created to aid moving footfall away from directly in front of these dwellings.</p> <p>This amendment to redirect the footfall away from directly in front of the 5 x bedrooms by creating this demarcation and defensive space should help to deter casual intrusion. However, they cannot comment on the effectiveness of the 'secured garden' unless the material and height specifications have been provided.</p>	
Officer comment / response:	The comments are noted and the proposal, which on balance, is considered acceptable, subject to conditions. Detailed landscaping proposals will be conditioned.
Any relevant Condition / Informative note?	Conditions required for the development to be undertaken in accordance with the approved plans and for a landscaping scheme to be agreed.

Consultee: Water Management Alliance	Response: No comments to make.
Comments The site in question lies outside the Internal Drainage Districts of the Broads IDB and Waveney Lower Yare and Lothingland IDB, and as per their Planning and Byelaw Strategy, the proposed application is classed as a minor development and does not meet their threshold for commenting. As a result, the Board has no comments to make.	
Officer comment / response:	The comments are noted.
Any relevant Condition / Informative note?	No relevant conditions/informatives required.

Consultee: Lead Local Flood Authority (LLFA)	Response: No objection subject to conditions being attached to any consent. The LLFA has been consulted several times following revised plans to address previous objections raised.
Comments Following a revised surface water drainage strategy having been submitted in June 2023, the LLFA has removed their standing objection following the submission of further information. The LLFA suggests a condition to ensure that the development is built in accordance with the submitted Drainage Strategy.	
Officer comment / response:	The applicant has submitted significant information to provide an acceptable drainage scheme. This has resolved LLFA objections.
Any relevant Condition / Informative note?	The standard condition will be applied for the development to be undertaken in accordance with the approved plans including those relating to drainage.

Consultee: NCC Ecologist	Response: Following further information advised that a HRA is required for the LPA to then undertake an Appropriate Assessment (this has been requested and is awaited).
Comments Comments from NE suggest that the impact on statutory sites is examined. It is therefore recommended that a HRA be undertaken by the applicant so that the LPA can create an Appropriate Assessment to satisfy the Habitat Regulations. It may be that the proposal	

does not have any significant effects upon statutory sites and therefore just the contribution of the GIRAMs be necessary, but the HRA process will establish that.	
Officer comment / response:	The applicant's Ecologist has prepared a shadow HRA. The application is being recommended for approval subject to the satisfactory completion of the Appropriate Assessment and Natural England agreeing with its conclusions, and payment of the GIRMAS contribution amongst other matters.
Any relevant Condition / Informative note?	It is unlikely that any direct conditions will be required because the matters will be covered in the HRA and the Unilateral Undertaking, and through mitigation measures built into the development. However, if conditions are recommended, Member approval is sought for the Development Manager to allow additional conditions where necessary and appropriate.

Consultee: Norfolk & Waveney Integrated Care System Estates	Response: No objection subject to financial contribution
<p>Comments</p> <p>This proposal comprises a development of 66 care beds in total, this development has the potential to accommodate a minimum of 66 additional residents based on a 1:1 room ratio, which will have an impact on the NHS funding programme for the delivery of healthcare provision within this area and specifically within the health catchment of the development.</p> <p>The proposed development will have an impact on the services of local GP (General Practitioner) practices, Acute healthcare, Mental healthcare, Community healthcare and the Ambulance service operating within the vicinity of the application site.</p> <p>Healthcare Impact Assessment</p> <p>The intention of NHS England and the Norfolk and Waveney ICS is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Long Term Plan.</p> <p>The proposed development would have an impact on healthcare provision in the area and its implications, if unmitigated, would be unsustainable. In order to be considered under the presumption 'in favour of sustainable development' advocated in the National Planning Policy Framework, the proposed development should provide appropriate levels of mitigation for the impact on healthcare.</p> <p>NHS Norfolk and Waveney ICB has commissioned a Demand and Capacity review for primary care across the area, which assesses the current capacity and constraint of primary care estate to register new patients. This considers registration demand likely to arise from known housing developments.</p> <p>There are 4 local GP practices close to this proposed development which covers the area within their catchment and therefore the primary healthcare services directly impacted. Although the proposed development is for extra care, many of the residents will still have independence to access off site services from their local GP practice, it is therefore expected that access to healthcare services be in line with national and local policy.</p>	

The type of housing proposed is populated by residents/patients often with complex health needs requiring considerable input from clinicians. The age profile of the potential residents is also an important factor for the ICS and Health Partners, as people at both ends of the age spectrum consume a disproportionately larger quantity of healthcare services and resource. Over 75's are most likely to have multiple long-term conditions and complex care needs. Analysis from EEAST activity 2019/20 indicates that residents aged 65 years and over account for over 35% of Category 1 ambulance activity and 52% of all activity.

The ambulance service, EEAST, are in a unique position that intersects health, transport and community safety and does not have capacity to accommodate the additional growth resulting from the proposed development combined with other developments in the vicinity. This development is likely to increase demand upon existing constrained ambulance services and nationally set blue light response times. Developer contribution would form a proportion of the required funding for the provision of capacity to absorb the patient growth and demand generated by this development. Any funding would be used towards the capital cost of providing new additional ambulances and/or new additional medical equipment (both within and external to the ambulance), and/or new additional parking space(s) for ambulances at existing ambulance stations.

Developer Contribution required to meet the Cost of Additional Capital Funding for Health Service Provision Arising

In line with the Government's presumption for the planning system to deliver sustainable development and specific advice within the National Planning Policy Framework, the ICS would request that healthcare contributions be secured to mitigate a developments impact and to contribute to the provision of sustainable healthcare services in the area, particularly for the additional residents generated by development growth.

This development would give rise to a need for improvements to capacity, which, in line with the ICS estates strategy, would primarily come from Improvements/extension of existing infrastructure and services or the building of a new facility. It will also give rise to increased investment requirements within our acute, community and mental healthcare settings, where investment will be required to provide and develop functionally suitable facilities and services for patients, providing the required beds and floorspace to manage the increased demand.

Assuming the above concerns are considered in conjunction with the current application process, the ICS Estates workstream would not wish to raise an objection to the proposed development. However, without any mitigation the ICB cannot support this planning application and would welcome discussions regarding the form by which any mitigation may take.

The ICS look forward to working with the applicant and the Council to satisfactorily address the issues raised in this consultation response.

ICS Requirements:

The capital required to create additional ambulance services to support the population arising from the proposed development is calculated to be £12,474.

East of England Ambulance Service NHS Trust (EEAST) would request the following are provided as part of the S106/CIL agreement:

A) At least one emergency lifting devices with a preference of one per floor. These inflating devices are designed to lift the frailest individual up to a bariatric patient from the floor in a

safe and dignified manner minimising the risk of injury to both the fallen individual and the person lifting them. This device will enable care home staff to aid uninjured residents back into their chair/bed and thereby reduce the number of attendances from ambulance service.

B) At least one Automated External Defibrillator should be installed with a preference of one per floor, is provided.

EEAST would also request an ambulance bay close to the entrance and would request the size is a minimum of 10.6m in length and 4m in width ideally with 2 rapid EV charging points.

EEAST a stretcher lift should be available and fire-proofed to the appropriate standard to ensure evacuation during a fire or other emergency situation.

The age profile is important for EEAST as well as the ICB, as people at both ends of the age spectrum consume a disproportionately large quantity of healthcare services and resource). Over 75s are most likely to have multiple long-term conditions and complex care needs. Analysis of EEAST activity from 2019/20 indicates residents aged 65 years and over account for over 1/3 (35%) of Category 1 ambulance activity and 52% of all activity.

Officer comment / response:	The applicant has agreed to pay the requested financial contribution and has included this in their draft Unilateral Undertaking.
Any relevant Condition / Informative note?	An informative note will be included noting that the application is the subject of a Unilateral Undertaking.

Consultee: Historic Environment Service	Response: No objection subject to condition
<p>Comments</p> <p>The proposed development site is located within an area where cropmarks recorded from aerial photographs indicate the presence of below-ground archaeological remains from at least two period of phases of development. There is potential for previously unidentified heritage assets with archaeological interest (buried archaeological remains) to be present within the current application site and that their significance would be affected by the proposed development.</p> <p>If planning permission is granted, a condition is recommended that the site be subject to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework (2021), Section 16: Conserving and enhancing the historic environment, para. 205.</p> <p>In this case the programme of archaeological mitigatory work will commence with informative trial trenching to determine the scope and extent of any further mitigatory work that may be required (e.g. an archaeological excavation or monitoring of groundworks during construction).</p>	
Officer comment / response:	This is an appropriate request and the condition is recommended to be imposed.
Any relevant Condition / Informative note?	Recommended condition to be imposed.

Consultee: Natural England	Response:
<p>Comments</p> <p>The Summary of Natural England's Advice is as follows:</p> <p>Habitats Regulations Assessment - Recreational Impacts on European Sites</p> <p>It has been identified that this development falls within the 'Zone of Influence' (Zol) for one or more of the European designated sites scoped into the Norfolk Green Infrastructure and Recreational disturbance Avoidance and Mitigation Strategy ('GIRAMS'). It is anticipated that certain types of new development (including new tourist accommodation) in this area is 'likely to have a significant effect' on the sensitive interest features of these European designated sites, through increased recreational pressure when considered either alone or 'in combination' with other plans and projects.</p> <p>The GIRAMS has been put in place to ensure that this additional recreational pressure does not lead to an adverse effect on European designated sites in Norfolk. The strategy allows effective mitigation to be implemented at a strategic level, so that the relevant councils, Natural England and other stakeholders are able to work together to provide the best outcomes for the designated sites. It also has the benefit of streamlining the process, so reducing the amount of time taken to process individual planning applications for the councils and Natural England.</p> <p>Natural England worked collaboratively with all the relevant councils to set up the strategy. We fully support the aims of the strategy; in our view it is the best way to provide appropriate avoidance and mitigation measures for the European sites in question. As such, we advise that a suitable contribution to the Norfolk GIRAMS should be sought from this development to ensure that the delivery of the GIRAMS remains viable. If this does not occur then the tariff in the adopted GIRAMS will need to be increased to ensure the GIRAMS is adequately funded.</p> <p>Natural England's advice is that this proposed development, and the application of these measures to avoid or reduce the likely harmful effects from it, will need to be formally checked and confirmed by your Authority, as the competent authority, via an appropriate assessment in view of the European Site's conservation objectives and in accordance with the Conservation of Habitats & Species Regulations 2017 (as amended).</p> <p>In accordance with the Conservation of Habitats & Species Regulations 2017 (as amended), Natural England must be consulted on any appropriate assessment your Authority may decide to make or the decision recorded as per an agreed approach.</p>	
<p>Officer comment / response:</p>	<p>The consultation response is generic and does not acknowledge that the scheme is for elderly persons accommodation in the context of the potential for increased recreational impacts. As the competent body, the Council has requested a shadow Habitat Regulations Assessment, which the Council will review and produce an Appropriate Assessment for Natural England to review and comment upon. One of the recommendations is that approval is granted subject to satisfactory completion of an Appropriate Assessment in order to satisfy the requirements of the Habitat Regulations, and confirmation from Natural England of the LPA's assessment.</p>

Any relevant Condition / Informative note?	To make the scheme acceptable, appropriate mitigation of the possible impact on designated international sites is to be secured through the GIRAMS financial contribution to be secured via the Unilateral Undertaking. No specific condition or informative is required for the issues flagged by NE.
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Consultee: Norfolk County Council – Planning Obligations Team	Response: No planning obligations required.
Comments Due to the age restricted nature of the development, Norfolk County Council will not be seeking education or library contributions. Furthermore, Norfolk Fire and Rescue have stated that due to the location and infrastructure already in place, no fire hydrants will be required.	
Officer comment / response:	Noted.
Any relevant Condition / Informative note?	No condition or informative required.

5.2. Internal Consultees

Consultee: Environmental Services	Response: No objection subject to condition and informatives
Comments The Team advised that conditions are required for noise (in the dwellings and from plant equipment), details of the kitchen extraction units, unexpected contamination and informatives relating to sewage, drainage, contamination, air quality, trade waste, construction noise traffic (notifying neighbours) and hours of work. The applicant subsequently provided details for the plant equipment and kitchen extractor system, which the Environmental Services Team advised they were acceptable and should not result in noise disturbance. In addition, a revised noise condition was requested, to be as follows: <i>“The building envelope shall be constructed to provide sound attenuation against external noise and ensure internal sound levels no greater than:</i> <ul style="list-style-type: none"> a) 35dB LAeq(16 hour) for all lounge, library and communal meeting places with the exception of offices, corridors and maintenance areas; b) 30dB LAeq(8 hour)/45dB LMax(fast) for all bedrooms”. 	
Officer comment / response:	The revised conditions are considered appropriate and are recommended.
Any relevant Condition / Informative note?	The revised suggested conditions and informatives are recommended.

Consultee: Strategic Planning		Response: Raised comments and concerns
Comments Strategic Planning comments have been incorporated into the report.		
Officer comment / response:	Noted	
Any relevant Condition / Informative note?	No specific conditions or informatives as result of these comments.	

Consultee: Arboricultural Officer		Response: No objection subject to condition
Comments There are a lot of high value GYBC-owned trees to the south of the planned development that require protection during the construction process. These trees were planted as a shelter along the northern side of Sidegate Road roughly 20 years ago and they provide a large amenity benefit to the surrounding area and are of high value. The ‘woodland’ as a whole has a long retention span – 100+ years due to a number of tree species planted. A CEZ (Construction Exclusion Zone) and barrier needs to be implemented to avoid any damage being caused to this woodland during the construction process – this should be in line with BS 5837 (2012) – Trees in Relation to Design, Demolition and Construction guidelines. The suggested location of exclusion barrier was provided.		
Officer comment / response:	The comments are noted and the relevant conditions are recommended.	
Any relevant Condition / Informative note?	The required conditions are recommended.	

Consultee: Inward Investment Team		Response: No response at the time of writing.
Officer comment / response:	If comments are received, these will be reported to Members at Committee.	
Any relevant Condition / Informative note?	If comments are received and additional conditions and/or informatives imposed, these will be reported to Members at Committee.	

6. Publicity & Representations received

Consultations undertaken: Site notice and Press Advert

Reasons for consultation: The application is a Major Development and Departure from the Development Plan

6.1. Ward Member – Cllr(s) Emma Flaxman-Taylor and Paul Wells

Representation	Officer Comment	Relevant Condition/Informative
No representations made at the time of writing.	N/A	N/A

6.2. Public Representations

At the time of writing two public comments have been received – one in support and one providing comments.

Support:

Representation	Officer Comment	Relevant Condition/Informative
<p>Gorleston and Bradwell desperately need more care homes for our elderly population and this is perfect given the close proximity to the hospital. This should help reduce the strain on the hospital wards who have patients fit for discharge but no care home to go to. The design of the proposed building and parking arrangements is supported.</p> <p>The Council is strongly urged to approve this development and the Links Road proposal for 240 homes, Lidl and care home. The more care homes we have, the more pressure is taken off the NHS. Also, Gorleston desperately needs a supermarket. So please approve both of these proposals.</p>	<p>The comments are noted. However, the application for consideration is the 66-bed care home, not the "Links Road proposal for 240 homes, Lidl and care home" nor a supermarket in Gorleston.</p>	<p>No conditions or informatives required.</p>

Comment / observations:

Representation	Officer Comment	Relevant Condition/Informative
<p>The submission is unclear about the use of the accommodation. Unless the residents are completely unable to leave their rooms (and that would be unusual in a C2 care home), there is a substantial lack of "public" space available for the</p>	<p>This is expanded upon in the report. The applicant has confirmed that, based upon their experience, additional space is not required for their</p>	<p>No conditions or informatives required.</p>

resident to socialise or meet family and friends. Perhaps some consideration can be given to this issue and changes made to the internal layout.	residents and the application has to be considered upon that basis. Officers will consider whether there is an appropriate design and quantum of amenity and open space proposed.	
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7. 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 CS6: Supporting the local economy
- Policy CS9: Encouraging well-designed, distinctive places
- 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 UCS3: Adjustment to Core Strategy Housing Target
- 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 GN4: Beacon Business Park
- Policy A1: Amenity
- Policy A2: Housing design principles
- Policy H4: Open space provision for new housing developments
- Policy H11: Housing for the elderly and other vulnerable users
- Policy E4: Trees and landscape
- Policy E6: Pollution and hazards in development
- Policy E7: Water conservation in new dwellings and holiday accommodation
- Policy I1: Vehicle parking for developments
- Policy I3: Foul drainage

8. Other Material Planning Considerations

Supplementary Planning Documents

- Open Space Supplementary Planning Document (SPD)

National Planning Policy Framework (July 2021)

Section 2: Achieving sustainable development

Section 4: Decision Making

Section 8: Promoting healthy and safe communities

Section 9: Promoting sustainable transport

Section 12: Achieving well designed place

Section 14: Meeting the challenge of climate change, flooding and coastal change

Section 15: Conserving and enhancing the natural environment

National Planning Practice Guidance topics

- Housing for Older and Disabled People National Planning Practice Guidance (2019)

Any other material considerations

- The Housing Our Ageing Population Panel for Innovation (HAPPI) Report (2009)

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.*

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

Assessment

Main Issues

The main planning issues for consideration include:

- Principle of development
- Design and Impact upon the surrounding area
- Amenity Impact
- Impact on Trees
- Public Open Space
- Highway Safety

- Archaeological Impact
- Ecological Impact
- Habitat Regulations Assessment

Principle of Development

10.1 Policies CS1 and CS2 seek to ensure sustainable development and appropriate growth of the area, with development to be supported, in principle, when it is located within the defined Development Limits as detailed on the Policies Map. The site is located within the Development Limits of Gorleston.

10.2 The site is, however, located within the area allocated as designated employment land for the Beacon Business Park, for which Policy GN4 states that the land will be *“reserved for development proposals for new, extended or replacement office, research & development, light industrial and storage & distribution uses, which are of high quality and distinctive design. Such employment uses will be particularly encouraged where they promote higher value technology, research and development sector business uses, and those associated with the offshore energy industry”*.

The policy proceeds to state that: *“residential development, and industrial employment uses (falling under class uses B2 and related Sui Generis Uses) ... will not be permitted within this area”*.

The supporting text to the policy (paragraph 3.116) expands on the justification to restrict residential development within Beacon Business Park by explaining the strategic importance of the site as a ‘specialist employment area’, cautioning that residential development would introduce the potential to undermine the business park function, and the availability of land elsewhere in the Borough to meet housing needs.

10.3 Policy CS6 supports a diverse local economy and amongst other requirements, safeguards existing local employment areas (of which Beacon Park is one of those) and future local employment areas allocated in other Local Plan Documents for employment use. The Policy advises that alternative uses will only be allowed where it can be demonstrated that:

- There is a satisfactory relationship between the proposed use and any pre-existing neighbouring uses, without significant detriment to the continuation and amenity of existing or proposed uses;
- There is no commercial interest in the re-use of the site for employment, demonstrated by suitable marketing at an appropriate price for at least 18 months;
- A sequential viability test has been applied following the unsuccessful marketing of the site, based on the following sequence of testing: mixed use of the site that incorporates an employment-generating use, then non-employment use.

10.4 Policy H11 supports the provision of accommodation suitable to meet the needs of elderly and other vulnerable people. The policy sets out that grouped accommodation with appropriate elements of support, shared facilities and/or nursing care/wardening,

(a type of accommodation that the proposed development falls within) is to be located within the Development Limits, and it is expected that they are:

- close to town or village shops, public transport, community facilities and medical services; and
- these are easily reached by those without access to a car, as appropriate to the needs and level of mobility of potential residents.

10.5 The policy states that sites close to Gorleston-on-Sea town centre will be given priority to such accommodation over other potential residential uses. For elderly accommodation covered by this policy, the design should facilitate the provision of:

- generous internal space;
- high levels of energy efficiency with good ventilation;
- suitable storage space for items that aid mobility;
- sheltered external recreational space, and where this cannot be achieved, the provision of external balconies; and
- an attractive outlook and/or activity from within this accommodation.

10.6 The application site is located at the south-east corner of Beacon Business Park albeit effectively within a separate parcel of land due to its separation by internal roads. The site is part of the Enterprise Zone (an area specifically identified to support Great Yarmouth port as a centre to support offshore renewable energy in combination with the South Denes Enterprise Zone site), safeguarded employment area (Policy CS6), and the Beacon Business Park employment area (Policy GN4). In addition to Enterprise Zone status, the business park also benefits from a Local Development Order (LDO) which offers a simplified planning consent process subject to meeting specific design requirements. Beacon Business Park employment site is therefore an established employment site of strategic importance and it can be seen that there are many initiatives available to encourage business investment into the designated area.

10.7 Policy GN4 is clear that no form of residential development, including care homes, will be permitted on the site and thus the proposal is contrary to this policy. However, Policy CS6 would support alternative uses on a safeguarded employment site subject to the given criteria.

10.8 The LDO Design Code identifies the application site as 'Site 1' which is a distinct plot within the masterplan for Beacon Business Park, east of Camelot Road. The area immediately adjacent (north and east of) the application site, separated by Guinevere Road, is actually outside of the Enterprise Zone, and outside the safeguarded employment area and Beacon Business Park boundaries. With the exception of the application site / 'Site 1' in the LDO, the land along Guinevere Road is already established with non-employment uses with a hotel and restaurant.

10.9 It is therefore considered that the impact of granting a non-employment use on the application site would be that 'Site 1' of the business park would be taken out of the employment use area and the planning policy designation boundary would effectively be re-aligned, leaving the business park activities on the west of Camelot Road and removing the land on the east of Camelot Road from 'traditional' employment land use.

- 10.10 Despite the introduction of a non-employment use to the site, it is considered that there would be a satisfactory relationship between the proposed use and the surrounding existing uses; crucially it is considered that such development can be achieved without significant detriment to the strategic function of Beacon Business Park.
- 10.11 Ordinarily, it would be expected that further information would be required in relation to marketing evidence (in accordance with policy CS6), however, the information submitted demonstrates that the land has been marketed in excess of ten years for employment use and the Council has received evidence that the plot has not been sold or had reasonable offers for such use. The site's isolated nature separated from the remainder of the Business Park could be a reason why there has not been more interest, though this is in part speculative.
- 10.12 In considering whether the proposed development is compatible with the business park, the applicant has submitted information to demonstrate how their business model would work on the site. However, Members are cautioned against attaching any more than 'limited' weight to the proposal's jobs creation forecast because, whilst the number of jobs made available may indeed be significant in comparison to other forms of commercial or employment use e.g. warehousing, such roles would be as part of the care sector and not traditional 'employment' sector roles as the policy would expect.
- 10.13 Policy H11 sets out what facilities would be required to support a care home. The site is located within close proximity to the James Paget University Hospital, which would clearly benefit residents in terms of providing immediate access to healthcare. There is, however, a lack of more day-to-day services available that would be available were the site better located to Great Yarmouth or Gorleston Town Centres. An existing bus stop is located approximately 300m north of the site along Beaufort Way, with the stop lacking a bench or shelter and crossing facilities to access. It is also worth noting that the site is located approximately 500m south-east of the proposed Beacon Park District Centre (Policy BL1), which if realised could meet some of those day to day needs. However, the design criteria set out in Policy H11 would be met.
- 10.14 Based on the policy criteria, the site has only a mixed success in terms of its overall suitability to support a care home. However, weighing against some of the shortcomings in the site's location is the need for more care homes; the most recent evidence for elderly and specialist housing demonstrates that there is a clear need for elderly housing within the Borough over the plan review period (to 2041) with an aging population and increasing demand for dementia care.
- 10.15 The care home accommodation is considered to fall under Use Class C2 (residential institutions), as it would provide specialist housing with care for older people with varying levels of on-site care provision, which includes dementia care. The care home will be staffed 24/7 and will operate a shift pattern style of working but will have no resident staff. Residents within the home will have a range of mobility but will often be experiencing a reduced level of mobility as expected in later years. None of the bedrooms benefit from kitchen facilities, therefore this is a critical part of the care service that will be provided. It is anticipated that residents will not leave the home to travel around the local area without a member of staff, family or friend accompanying them and providing assistance and form of transport. Care available will be a mixture of residential dementia and residential care.

- 10.16 Whilst the proposal is in direct conflict with Policy GN4 and is not located within walking distance of Gorleston Town Centre, there are advantages to this development, especially when considering that the site has unsuccessfully been marketed as an employment site for over ten years: The proposal would generate jobs (50-60 full/part-time jobs has been estimated), will provide a much-needed care home facility with good access to the hospital, will not be a disruptive development/use once in use, and will not undermine the wider strategic function of Beacon Business Park, and perhaps will encourage associated business to the area. Overall, it is considered that, on balance, the principle of development should be viewed as being acceptable despite there being some conflict with the development plan.

11. Design and impact upon the surrounding area

- 11.1 Policies CS9 and H11 set out design criteria requiring high standards of design, which is echoed in the NPPF (2021).
- 11.2 The proposed scale of the care home is a 3-storey building with a pitched roof, totalling approximately 12 metres in height. This would appear to be significantly taller than the immediate adjacent buildings (such as the Travelodge and Toby Carvery opposite) and the offices the other side of Camelot Road. The scale of the building would be screened to a degree to the south by the existing landscape buffer.
- 11.3 Policy H11 also outlines some design principles for care home type accommodation. The plans demonstrate a wide hall width which should aid movements with restricted mobility. The storage space is for equipment but not for mobility equipment, which should be a key consideration for internal design, although the applicant advises that it is unlikely that their clients would need mobility scooters as that has not been the case in their experience, so they do not make provision for that, although space is sufficient for this requirement should the need arise. The building design does make use of the ends/corners within the shape of the building to provide balcony views, and there are multiple activity-related rooms. The build design appears to support high levels of energy efficiency with the potential for good ventilation. The proposed landscaping plan seeks to make use of, and open up, the natural greenspace buffer running along the southern edge of the site.
- 11.4 Norfolk Constabulary and Adult Social Services provided comments on the design, following which the applicant amended their plans or provided an explanation why amendments were not appropriate for their facility.
- 11.5 The applicant was asked to consider reducing the height to two storeys to be in keeping with the surrounding buildings, but they advised that it would result in their business model being unviable. The applicant has a two-storey design that would be viable but the site area is not large enough to accommodate it. As a result, they would not be able to reduce the height. In addition, the applicant advised that the height of the proposed three storey care home is 8.1m to the eaves and 11.9m to the central ridge. The Design Code for the Local Development Order area would allow Site 1 (the application site) to be used for a 1-3 storey building with a minimum height of 8m and a maximum height of 12m, so the application is consistent with those parameters. In terms of the plot ratio, the proposed build footprint works out at approximately 22%

which is also within the 20-25% threshold set out in the LDO Design Code. The proposed care home is therefore within each of those parameters.

- 11.6 Given the location and proximity to other buildings, the development would not be considered out of keeping, as demonstrated and supported by a street scene visualisations presented in the application. The development also falls within the design parameters set out within the Design Code for the Beacon Business Park, which, were the use proposed an employment use, would be automatically accepted. As such, it is considered that, on balance, the three-storey building massing, scale, design and appearance is considered acceptable.
- 11.7 The proposal, on balance, accords with Policies CS9 and H11 together with the principles of the NPPF (2021).

12. Amenity Impact

- 12.1 Policy A1 supports developments where they protect or promote a high standard of amenity to ensure a suitable living environment in the locality and where development would not lead to an excessive or unacceptable impact on the amenities of the occupiers of existing and anticipated development in the locality. Considerations include overlooking and loss of privacy; loss of light and overshadowing and flickering shadow; building and structures that will be overbearing; nuisance and disturbance (e.g. from intrusive lighting and noise). For large scale developments where construction operations are likely to have a significant and long-term impact on local amenity, consideration will be given to conditions to mitigate this through a construction management plan covering such issues as hours of working, points of access and methods of construction.
- 12.2 Given the containment of the site and proximity to adjacent existing uses, it is possible that some noise disturbance could be generated from people staying at the adjacent hotel and/or using the adjacent restaurant, together with visitors to the care home. However, it is not expected that this would be frequent nor significantly adverse to occupants of the care home, and is not sufficient to warrant a refusal of the application. However, noise and disturbance is likely to be generated through the construction of the proposed development and it would be reasonable to impose a condition for a Construction Management Plan to be submitted prior to works commencing, as well as limiting the hours of construction to ensure visitors to the hotel are not impacted.
- 12.3 Whilst the proposed development would be three stories in height, due to the siting and proximity to the surrounding commercial and business developments, it is unlikely that there would be any loss of privacy to or from the development nor would there be any unacceptable overshadowing.
- 12.4 As a result, it is considered that the proposal complies with Policy A1.

13. Impact on Trees

- 13.1 Policy E4 seeks to protect the Borough's trees and landscape.

- 13.2 There are a lot of high value GYBC-owned trees to the south of the planned development that require protection during the construction process. These trees were planted as a shelter along the northern side of Sidegate Road approximately 20 years ago and they provide a large amenity benefit to the surrounding area and are of high value. The 'woodland' as a whole has a long retention span – 100+ years due to a number of tree species planted.
- 13.3 A Construction Exclusion Zone and barrier needs to be implemented to avoid any damage being caused to this woodland during the construction process (in accordance with BS 5837 (2012) – Trees in Relation to Design, Demolition and Construction guidelines). The suggested location of exclusion barrier was provided by the Council's arboriculturist.
- 13.4 The application has been supported by a landscaping plan, which is considered appropriate and would be conditioned.
- 13.5 It is considered that, subject to conditions, the proposal complies with Policy E4.

14. Public Open Space

- 14.1 Policy H4 sets out the requirements for Public Open Space (POS).
- 14.2 The Borough's Open Space Supplementary Planning Document (SPD) states that "net new residential development, for the purpose of the policy comprises housing which includes Use Class C2 (residential institutions)...in addition to the standard C3 Use Class 'dwelling house'. Other than standard C3 Use dwellings, the exact need will be calculated per 6 bedspaces, which is considered to be equivalent of a single dwelling."
- 14.3 The site is located in the Gorleston Ward, and the following table identifies the POS required from this development:

Gorleston Ward - Off-site Provision per dwelling / dwelling-equivalent (6-beds) (£).

A development of 66 care home beds would equate to 11 dwellings, so the application would usually be expected to provide the contributions that a 1-19 dwelling development does.

Scale of development	Outdoor Sport	Play Space	Informal Amenity	Parks & Gardens	Accessible Natural Greenspace	Allotments	Total Off-site (£)
1-19 Dwellings	£547.13	£292.72	£248.46	£124.23	£0	£41.75	£1,254.29
20-49 Dwellings	£547.13	£0	£0	£124.23	£0	£41.75	£713.11
50-299 dwellings	£547.13	£0	£0	£124.23	£0	£41.75	£713.11
300-499 dwellings	£0	£0	£0	£124.23	£0	£41.75	£165.98
500+ dwellings	£0	£0	£0	£0	£0	£0	£0

- 14.4 It is, however, considered unlikely that the proposed care home with a 65+ years of age occupancy restriction could to increased demand/use of outdoor sport and play spaces, and for that reason contributions would not be required for those types of open space. The required open space provision would need to be made off-site for a scheme the equivalent of less than 20 dwellings. Therefore the off-site provision calculation would be £414.44 (the costs of informal amenity + parks & gardens + allotments) multiplied by 11, which equals £4,558.84. The applicant has agreed to pay this amount for POS and this will be included in the Unilateral Undertaking.
- 14.5 As a result, subject to payment of this contribution prior to the commencement of development, the proposal is considered to comply with Policy H4.

15. Highway Safety

- 15.1 Policy CS16 seeks to direct new development towards the most sustainable locations in accordance with Policy CS2, thereby reducing the need to travel further distances and maximising the use of sustainable transport modes.
- 15.2 The development proposes 24 car parking spaces within the site. Policy I1 requires vehicle parking (including cycle parking) to be in accordance with Norfolk County Council's parking standards. Developments should also be designed to enable charging of plug-in and other ultra-low-emission vehicles in safe, accessible and convenient locations.
- 15.3 The Highway Authority raised no objection in principle, noting that the proposed parking provision does not accord with current parking guidance. However, they advised that the content of the submitted Transport Statement was noted, it is accepted the site is accessible by more sustainable modes of transport, but this does not preclude from the fact that both staff and visitors could/would still travel by the private motor vehicle and a lack of parking provision would not necessarily detract from that. In noting the examples of the "similar" care homes used in the parking surveys, no precise locations were given and, therefore, it is not possible to assess whether or not they are in totally similar locations to his application.
- 15.4 According to the Highway Authority, the current parking guidance would indicate, allowing for the shift pattern working outlined, that 44 off street parking spaces should be provided. However, this is a maximum and not a minimum standard. It is accepted that a lesser provision may be appropriate in urban areas where there is good access to alternative forms of transport and existing parking facilities.
- 15.5 The submitted Transport Assessment indicates that the maximum number of staff requiring spaces at a peak single point of the day could be 24, though it will often be lower than this reflecting the different roles and shift patterns of staff. The Assessment also indicated that residents rarely have access to their own private car and that peak visitor times tend to occur Monday to Friday between 18:00 and 20:00 when more spaces will be available as most day shift workers will have completed their shifts. Whilst the applicant is promoting the introduction of a formal Travel Plan, given the nature of the application, it is considered appropriate to retain the focus on encouraging and incentivising a change towards and promoting sustainable modes of transport. In this respect, it is considered a voluntary travel plan, a Travel Information Plan, is more appropriate in this case.
- 15.6 Following the Highway Authority's original comments, the car parking was increased to 24 spaces, which the Highway Authority advised that they would not object to,

reiterating that their previous comments remained. They advised that, on balance, with regard to this particular application, they could not sustain an objection on the lack of parking provision alone, nor do they consider that there would be an unacceptable impact on highway safety, nor do they consider the residual cumulative impacts on the road network would be severe. As a result, conditions were recommended if the application were to be approved.

- 15.7 As a result, subject to conditions, it is considered that the proposal complies with Policies CS16 and I1 together with the principles of the NPPF (2021) (in particular paragraph 110).

16. Archaeological Impact

- 16.1 Policy CS10 explains that the Council will work with other agencies, such as the Broads Authority and Historic England, to promote the conservation, enhancement and enjoyment of this historic environment, including, by conserving and enhancing the significance of the Borough's heritage assets and their settings.
- 16.2 The proposed development site is located within an area where cropmarks, recorded from aerial photographs, indicate the presence of below-ground archaeological remains from at least two period of phases of development. There is potential for previously unidentified heritage assets with archaeological interest (buried archaeological remains) to be present within the current application site and that their significance would be affected by the proposed development.
- 16.3 The Historic Environment Service advised that a programme of archaeological mitigatory work would be recommended, which could be conditioned, in accordance with paragraph 205 of the National Planning Policy Framework (2021).
- 16.4 As a result, subject to condition, it is considered that the proposal complies with Policy CS10 and the NPPF (2021) (in particular paragraph 194).

17. Ecology and Biodiversity

- 17.1 Policy CS11 seeks to improve the Borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species. Paragraphs 8, 174 and 179 of the NPPF (2021) requires developments to have a 'net gain' in biodiversity, which is also a requirement of the soon to be implemented Environment Act (which seeks a minimum of 10% net gain).
- 17.2 The Council's Ecologist reviewed the application and raised no objection subject to conditions relating to lighting and submission of a Biodiversity Enhancement Plan. However, the latter was submitted as part of the application process and it was considered acceptable following re-consultation.
- 17.3 As a result, subject to conditions, it is considered that the proposal complies with Policy CS11 and the NPPF (2021).

18. Habitat Regulations Assessment (HRA)

HRA Zone: the site is located within the "Over 5km Indicative Habitat Impact Zone".

- 18.1 HRA and Appropriate Assessment: Natural England has advised that a bespoke HRA followed by an Appropriate Assessment be made as well as a contribution to the “Norfolk Green Infrastructure and Recreational impact Avoidance and Mitigation Strategy” (GIRAMS) (2021). It is, however, noted that Natural England’s comments were generic to any residential scheme and provided no consideration that the scheme would be for older peoples housing and how this may influence the likelihood or significance of cumulative recreational impacts.
- 18.2 The Council’s Ecologist has advised that it may well be the case that the proposal would not generate an adverse impact upon the protected habitats beyond a likely necessary GIRAMS contribution. The area is within the Impact Zone for Breydon Water SSSI and Halvergate Marshes SSSI. The Council’s Ecologist advised that to calculate a contribution to the Norfolk GIRAMS no direct recommendations are given, however the nearest calculation can be taken using the “..’per 2.5 student accommodation unit ration” which would equal as $66 \div 2.5 = 26.4$. $26.4 \times £210.84 = £5,566.18$.
- 18.3 The applicant submitted a shadow HRA report which identified that likely significant effects could not be ruled out owing to the impacts of increased visitation by residents (and visiting families), therefore Appropriate Assessment and mitigation would be required. The applicant has therefore agreed to pay the contribution of £5,566.18 to the Norfolk GIRAMS and it will form part of the Unilateral Undertaking. Ordinarily the Norfolk GIRAMS sets a per dwelling charge of £210.84, but for residential institutions, footnote 10 to the GIRAMS study report explains that for other units of residential accommodation a ratio should apply. The two ratio options that appear within the Norfolk GIRAMS are 2.5 bedspaces for student accommodation and 6 bedspaces for tourist accommodation. The former ratio has been applied on the basis that occupants are likely to be from separate households with the potential for visiting families and this likely significant effect cannot be avoided. Furthermore, the shadow HRA and advice from the Council Ecologist suggest applying the 2.5 ratio.
- 18.4 As such, it is recommended that the development is approved subject to the satisfactory completion of an Appropriate Assessment in order to satisfy the requirements of the Habitat Regulations Assessment, and suitable confirmation from Natural England of the LPA’s assessment and inclusion of the GIRAMS payment to be paid prior to the commencement of development in the Unilateral Undertaking.

19. Planning obligations

- 19.1 The following contributions and requirements are required and will be proposed in the Unilateral Undertaking:
- Habitats Mitigation £210.84 per dwelling at a ratio of 2.5: £5,566.18
 - Open space payment of £414.44 per 6 bed spaces: £4,558.84
 - Integrated Care System (capital required to create additional ambulance services to support the population arising from the proposed development): £12,474

- At least one emergency lifting devices with a preference of one per floor. These inflating devices are designed to lift the frailest individual up to a bariatric patient from the floor in a safe and dignified manner minimising the risk of injury to both the fallen individual and the person lifting them. This device will enable care home staff to aid uninjured residents back into their chair/bed and thereby reduce the number of attendances from ambulance service.
- At least one Automated External Defibrillator to be installed with a preference of one per floor.
- An ambulance bay close to the entrance and with a minimum of 10.6m in length and 4m in width with two rapid EV charging points.
- Provision of a stretcher lift that is fire-proofed to the appropriate standard to ensure evacuation during a fire or other emergency situation.

20. Local Finance Considerations

- 20.1 Under Section 70(2) of the Town and Country Planning Act 1990 the Council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus, or the Community Infrastructure Levy (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. Notwithstanding the Council's position as landowner, there do not appear to be any planning-related local finance considerations linked to this development.

21. The Planning Balance

- 21.1 The proposal will provide a 66-bed C2 use class residential care home, for which there is a demand for such a facility within the Borough.
- 21.2 The proposal is contrary to Policy GN4 but, as outlined in the assessment above, it is considered that there are other material planning considerations that outweigh this conflict with adopted policy as outlined in paragraph 10.16.
- 21.3 Overall, it is considered that, on balance, the application is acceptable for conditional approval within the terms set out in the recommendation outlined below.

22. Conclusion and Recommendation

- 22.1 For the reasons identified in the assessment above, it is considered on balance that the application should be approved, notwithstanding the conflict with adopted policy including being contrary to Policy GN4, in accordance with the recommendation below.

RECOMMENDATION:

It is recommended that application 06/22/0747/F should be APPROVED, subject to:

(i) Completion of a Unilateral Undertaking to secure the following:

Habitats Mitigation in accordance with the GIRAMS strategy and Habitats Regulations: **£5,566.18**

Open space payment for off-site provision and enhancements: **£4,558.84**

Integrated Care System (capital required to create additional ambulance services to support the population arising from the proposed development): **£12,474**

At least one emergency lifting devices with a preference of one per floor. These inflating devices are designed to lift the frailest individual up to a bariatric patient from the floor in a safe and dignified manner minimising the risk of injury to both the fallen individual and the person lifting them. This device will enable care home staff to aid uninjured residents back into their chair/bed and thereby reduce the number of attendances from ambulance service.

At least one Automated External Defibrillator to be installed with a preference of one per floor.

An ambulance bay close to the entrance and with a minimum of 10.6m in length and 4m in width with two rapid EV charging points.

Provision of a stretcher lift that is fire-proofed to the appropriate standard to ensure evacuation during a fire or other emergency situation.

And;

- (ii) If the Unilateral Undertaking is not completed within three months of the date of this decision, to delegate authority to the Head of Planning to (at their discretion) refer the application back to the Development Management Committee at the earliest opportunity, for re-consideration of the application, or to refuse the application directly, on the grounds of failing to secure planning obligations as outlined within this report (or the Committee's decision if the recommended content is varied), being contrary to policies GSP5 and GSP8;**

And;

- (iii) Satisfactory completion of an Appropriate Assessment in order to satisfy the requirements of the Habitat Regulations, and suitable confirmation from Natural England of the LPA's assessment;**

And;

- (iv) Delegated authority is sought for officers to agree the final terms of the proposed conditions, as listed at the end of this report, and which would**

be subject to any amendments and additions deemed necessary by the Head of Planning.

Proposed Conditions

- 1) The development hereby permitted shall begin no later than 3 years from the date of this decision.

The reason for the condition is:-

As required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development shall be carried out in accordance with the following plans and documents:
- a) Drawing Number NR31 7RA-A-01, entitled Location Plan, dated 25-04-22;
 - b) Drawing Number NR31 7RA-A-03D, entitled Proposed 66 Bed Care Home Site Plan, Revision D dated 17-01-23, received on 19th January 2023;
 - c) Drawing Number NR31 7RA-A-05, entitled Elevations (submitted as the proposed elevations), dated 24-04-22;
 - d) Drawing Number NR31 7RA-A-04, entitled Proposed Floor Plans, dated 10-03-22;
 - e) Drawing Number PWP 702 001 Revision 00, entitled Outline Masterplan (submitted as the Planting Schedule), dated 16/09/22, received on 20th February 2023;
 - f) Drawing Number R-06B, entitled Kitchen (submitted as the detailed kitchen layout), Revision B dated 01.02.22;
 - g) Drawing Version 01, Product Code CA1-450S4-1A, entitled Pole Start Products Limited (submitted as the Extractor Fan K450 Systemair details) (undated), received on 19th January 2023;
 - h) Planning Statement (unreferenced), by LNT Care Developments, dated July 2022;
 - i) Design and Access Statement (unreferenced), by LNT Care Developments, dated July 2022;
 - j) Document Reference 2666, entitled Preliminary Ecological Appraisal, by Greenlight Environmental Consultancy, dated 7 March 2022;
 - k) Document Reference 2706 Version 1.2, entitled Bat Activity Survey Report, by Greenlight Environmental Consultancy, dated 28 September 2022, received on 25th October 2022;

- l) Document Reference 3042 Version 1.0, entitled Biodiversity Enhancement Plan, by Greenlight Environmental Consultancy, dated 30 January 2023, received on 31st January 2023;
- m) Sustainability Appraisal (unreferenced), by LNT Care Developments, dated July 2022;
- n) Utilities Statement (unreferenced), by LNT Care Developments, dated September 2022;
- o) Water Efficiency Statement (unreferenced), by LNT Care Developments, dated September 2022;
- p) Document Reference EVQROCD-V02-R2 Quantum EV Open Charge - Data Sheet, entitled Quantum: EV Product Specification, by ROLEC EV Charging (undated);
- q) Report No. DYN240122A Rev. 1, entitled Noise Impact Assessment, by Dynamic Response (Noise And Vibration Consultants) Ltd, dated July 2022
- r) Battery Plant Container Specification (unreferenced), by LNT Construction (undated), received on 19th January 2023;
- s) Report Number 14712_R01_MB_CW, entitled Arboricultural Impact Assessment, by Tyler Grange, dated 29th March 2022, received on 18th January 2023;
- t) Document Reference CNF50117 Version 1.2, entitled Written Scheme of Investigation for a post-consent programme of archaeological mitigatory work starting with trial trenching at 'Land adjacent to the Captain Manby PH, Guinevere Road, Gorleston-on-Sea, Norfolk', by Chris Birks Archaeology, dated 16 January 2023, received on 18th January 2023;
- u) Transport Statement and Travel Plan (unreferenced), by LNT Care Developments, dated July 2022;
- v) Flood Risk Statement (unreferenced), by LNT Care Developments, dated November 2022, received on 9th November 2022;
- w) Report Reference 7177/1, entitled Geoenvironmental Appraisal, by Calabrian, dated March 2022;
- x) Document Reference 220722_STORM CALCULATIO..., entitled Drainage Strategy, by BSP Consulting Ltd, dated 30/03/2023;
- y) Assessment of Water Quality and the appropriate Water Treatment (unreferenced and undated), received on 20th February 2023;

The reason for the condition is:-

For the avoidance of doubt.

- 3) The premises shall be used as a care/nursing home as defined under Use Class C2, and the National Planning Practice Guidance for housing for older and

disabled people, and for no other purpose (including any other purposes in Use Class C of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

The reason for the condition is:-

For the avoidance of doubt and because other uses within Use Class C could have an unacceptable impact on highway safety and amenity of neighbouring occupiers in accordance with Policy A1 of the adopted Great Yarmouth Local Plan Part 2 (2021).

- 4) The development hereby permitted shall not at any time be available to occupants to reside in where that person is under the age of 65 years of age.

The reason for the condition is:-

The development has been proposed on the basis that care will be provided to those of a minimum age of 65 years old, and has provided mitigation to address the impacts from that age band only; were the development to be opened to younger persons the impacts may differ from those considered and other mitigations may be required which are not proposed in the application as presented.

- 5) The building envelope shall be constructed to provide sound attenuation against external noise and ensure internal sound levels no greater than:
- c) 35dB LAeq(16 hour) for all lounge, library and communal meeting places with the exception of offices, corridors and maintenance areas;
 - d) 30dB LAeq(8 hour)/45dB LAmx(fast) for all bedrooms.

The reason for the condition is:-

To ensure adequate living conditions for future occupiers and to World Health Organisation guidance levels in accordance with Policy A1 of the adopted Great Yarmouth Local Plan Part 2 (2021).

- 6) Prior to the commencement of development, a Construction Management Plan, which shall include matters such as hours of working, points of access and methods of construction, shall be submitted to and approved in writing by the Local Planning Authority. The Construction hours to be used shall be limited to 0730 – 1830 Monday – Friday, 0830 – 1330 Saturdays, and no work on Sundays or Public / Bank Holidays.

The development shall be undertaken in accordance with the approved details.

The reason for the condition is: -

In the interests of appropriate development and protecting the amenities of the area in accordance with Policy A1 of the adopted Great Yarmouth Local Plan Part 2 (2021). This needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.

- 7) Prior to the commencement of development, a Construction Exclusion Zone and barrier shall be erected in the locations proposed in the submitted Arboricultural Implications Assessment. This shall be in accordance with BS 5837 (2012) – Trees in Relation to Design, Demolition and Construction. The location of the exclusion barrier zone is attached to this permission.

The reason for the condition is:-

To avoid any damage being caused to the woodland during the construction process in accordance with Policy E4 of the adopted Great Yarmouth Local Plan Part 2 (2021).

- 8) No development shall take place until an Archaeological Written Scheme of Investigation (WSI) has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of significance and research questions; and:
- a) The programme and methodology of site investigation and recording;
 - b) The programme for post investigation assessment;
 - c) Provision to be made for analysis of the site investigation and recording,
 - d) Provision to be made for publication and dissemination of the analysis and records of the site investigation,
 - e) Provision to be made for archive deposition of the analysis and records of the site investigation and
 - f) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.

The reason for the condition is:-

For the protection of archaeological interests in accordance with Policy CS10 of the adopted Great Yarmouth Core Strategy (2015) and paragraph 205 of the National Planning Policy Framework (2021).

- 9) No development shall take place until the surface water drainage scheme has been provided and made available for use in accordance with the details agreed [by the Lead Local Flood Authority on 04 July 2023].

The reason for the condition is:-

To ensure the development does not contribute to surface water flooding in accordance with Policy CS13 of the adopted Great Yarmouth Core Strategy (2015) and Policy E1 of the adopted Local Plan Part 2 (2021).

- 10) No development hereby permitted shall take place other than in accordance with the written scheme of investigation approved under Condition 8 of this permission and any addenda to that WSI covering subsequent phases of mitigation.

The reason for the condition is:-

For the protection of archaeological interests in accordance with Policy CS10 of the adopted Great Yarmouth Core Strategy (2015) and paragraph 205 of the National Planning Policy Framework (2021).

- 11) The development shall not be occupied or put into first use until the site investigation and post investigation assessment has been completed in

accordance with the programme set out in the Archaeological Written Scheme of Investigation approved under Condition 8 of this permission and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured. A brief for the archaeological work can be obtained from Norfolk County Council Environment Service Historic Environment Strategy and Advice Team.

The reason for the condition is:-

For the protection of archaeological interests in accordance with Policy CS10 of the adopted Great Yarmouth Core Strategy (2015) and paragraph 205 of the National Planning Policy Framework (2021).

- 12) The development shall not be constructed beyond foundation / slab / damp proof course level until a detailed scheme for providing landscaping and biodiversity enhancements has first submitted to and approved in writing by the Local Planning Authority. The details shall include a planting plan, specification, schedules, maintenance regime and proposed ecological enhancement features including bird and bat boxes. The development shall thereafter be undertaken in strict accordance with the approved details which shall be provided prior to the first occupation of the development hereby permitted.

The reason for the condition is:-

For the enhancement of biodiversity and ecological assets, and in the interests of securing good design and appropriate standards of residential amenity, in accordance with Policy CS09 of the adopted Great Yarmouth Core Strategy (2015) and Policies A1 and E4 of the adopted Local Plan Part 2 (2021).

- 13) Prior to the installation of the kitchen, full details of the odour management/filtration system of the equipment shall be submitted to and approved in writing by the Local Planning Authority.

The scheme as approved shall be undertaken and retained in full accordance with the approved details and retained for so long as the uses continues.

The reason for the condition is:-

To control the odour emitted from the site in the interests of residential amenity in accordance with Policy A1 of the adopted Great Yarmouth Local Plan Part 2 (2021).

- 14) Prior to the first use of the development hereby permitted, the kitchen extractor system shall be installed and shall thereafter be retained in accordance with the submitted details and approved under Condition 2.

The reason for the condition is:-

To control the noise emitted from the site in the interests of the amenities of the surrounding area in accordance with Policy A1 of the adopted Great Yarmouth Local Plan Part 2 (2021).

- 15) Prior to the first occupation/use of the development hereby permitted, the proposed access, on-site car and cycle parking, and turning/waiting area shall be

laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

The reason for the condition is:-

To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with Policy I1 of the adopted Great Yarmouth Local Plan Part 2 (2021) and the principles of the National Planning Policy Framework (2021).

- 16) Prior to the first occupation/use of the development hereby permitted,
- (a) a Travel Information Plan shall be submitted to and agreed in writing by the Local Planning Authority. The Travel Information Plan shall:
- make provision for travel information to be publicised to staff and visitors to the site; and
 - specify the different methods to be used for publicity and the frequency of review;
 - incentives to promote sustainable travel choice for staff.
- (b) the travel information shall be made available in accordance with the Plan as approved and, once made available, shall be retained thereafter in accordance with the agreed review details. This information shall include details of the public transport routes and services available within 800 metres walking distance of the site, cycle parking provision and facilities for cyclists on site and any other measures which would support and encourage access to the site by means other than the private car.

The reason for the condition is:-

To ensure that the development supports sustainable modes of transport and to reduce the impact of travel and transport on the environment in accordance with Policies CS1 and CS2 of the adopted Great Yarmouth Core Strategy (2015) and the principles of the National Planning Policy Framework (2021).

- 17) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever, is the sooner.

The reason for the condition is:-

For the protection of the amenities of the area and in the interests of good design in accordance with Policies A1 and A2 of the adopted Great Yarmouth Local Plan Part 2 (2021).

- 18) No tree, shrub or hedgerow which is indicated on the approved plan to be retained shall be topped, lopped, uprooted, felled or in any other way destroyed, within ten years of the date of the first occupation of the building for its permitted use, other than in accordance with the approved plans and details.

A retained tree, shrub, or hedgerow, means an existing tree, shrub or hedgerow which is to be retained in accordance with the approved plans and particulars.

The reason for the condition is:-

To protect and enhance the visual amenities of the area and on-site biodiversity, in accordance with the requirements of Policy CS11 of the adopted Great Yarmouth Core Strategy (2015) and Policy E4 of the adopted Great Yarmouth Local Plan Part 2 (2021).

- 19) Any tree, shrub or hedgerow forming part of the landscape scheme which dies, is removed or become seriously damaged or diseased, within a period of ten years from the date of planting, shall be replaced during the next planting season following removal with another of a similar size and species as that originally planted, and in the same place.

The reason for the condition is:-

To protect and enhance the visual amenities of the area and on-site biodiversity, in accordance with the requirements of Policy CS11 of the adopted Great Yarmouth Core Strategy (2015) and Policy E4 of the adopted Great Yarmouth Local Plan Part 2 (2021).

- 20) A "Statement of Good Practice" shall be signed upon completion by the competent ecologist, and be submitted to the Local Planning Authority, confirming that the specified enhancement measures contained within the hereby approved Biodiversity Enhancement Plan have been implemented in accordance with good practice.

The reason for the condition is:-

In order to safeguard the ecological interests of the site in accordance with Policy CS11 of the adopted Great Yarmouth Core Strategy (2015) and the principles of the National Planning Policy Framework (2021).

- 21) If, during development, contamination is found to be present, then no further development shall be carried out in pursuance of this permission until a scheme has been submitted to and approved in writing by the Local Planning Authority detailing how the contamination shall be dealt with in accordance with the remediation scheme as set out above. Only when evidence is provided to confirm the contamination no longer presents an unacceptable risk, can development continue.

The reason for the condition is:-

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy E6 of the adopted Great Yarmouth Local Plan Part 2 (2021) and Section 179 of the National Planning Policy Framework (2021).

- 22) No external lighting shall be erected unless full details of its design, location, orientation and level of illuminance have first been submitted to and agreed in writing with the Local Planning Authority. Such lighting shall be kept to the minimum necessary for the purposes of security and site safety and shall prevent

upward and outward light radiation. The lighting shall thereafter be implemented in accordance with the approved details and shall be retained as such thereafter.

The reason for the condition is:-

In order to safeguard the ecological interests of the site to improve the Borough's natural environment and avoid any harmful impacts of development on its geodiversity, landscape assets, priority habitats and species in accordance with Policy CS11 of the adopted Great Yarmouth Core Strategy (2015) and the principles of the National Planning Policy Framework (2021).

And any other conditions considered appropriate by the Development Manager.

Informative Notes:

- a) This permission is subject of a Unilateral Undertaking [dated accordingly].
- b) The applicant is advised that businesses require a Trade Waste contract to dispose of all waste associated with commercial activities as stated in the Environmental Protection Act 1990, Section 34.
- c) The applicant is strongly recommended to advise neighbouring businesses and residential occupiers of the proposals, including any periods of potentially significant disturbance e.g. demolition or piling, together with contact details in the event of problems.
- d) Due to the close proximity of other residential dwellings and businesses, the hours of any construction or refurbishment works should be restricted to:

0730 hours to 1830 hours Monday to Friday
0830 hours to 1330 hours Saturdays
No work on Sundays or Bank Holidays
- e) The site will potentially generate a significant amount of dust during the construction process; therefore, the following measures should be employed:
 - An adequate supply of water shall be available for suppressing dust;
 - Mechanical cutting equipment with integral dust suppression should be used;
 - There shall be no burning of any materials on site, or burial of asbestos, which should instead be removed by an EA licenced waste carrier, and the waste transfer notes retained as evidence.
- f) The responsibility for the safe development and secure occupancy of the site rests with the developer. The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land is free from contamination, or that the land could not be declared Contaminated Land in future.
- g) The applicant should ensure that adequate and suitable provision is made for the surface water drainage of the proposed development. Under no circumstances should the surface water be connected into the foul drainage system without the permission of Anglian Water. It should be noted that it is the applicant's/developer's

responsibility to ensure adequate drainage of the site so as not to adversely affect surrounding land, property or the highway.

- h) If the developer wishes to connect to Anglian Water's sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. They will then advise of the most suitable point of connection. Contact Development Services Team 0345 606 6087.
- i) Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
- j) Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.
- k) The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact their Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.
- l) The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.
- m) Attention is brought to Essex and Suffolk Water's advice. They recommend that care is taken to ensure that their assets are unaffected by the proposed works, with specific mention of the 180mm PE main where the kerb is being lowered. The attached plan indicates the approximate location of their assets in this area. Please be aware that liability for any damages throughout the duration of the works falls onto the party carrying out these works and their chosen contractor.
- n) Advice on Highway Authority matters can be obtained from Norfolk County Council's Highway Development Management Group, tel: 0344 800 8020 or email: developer.services@norfolk.gov.uk
- o) The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149.)
- p) The Bat Conservation Trust and The Institution of Lighting Professionals (ILP) have produced new guidance on bats and lighting: <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

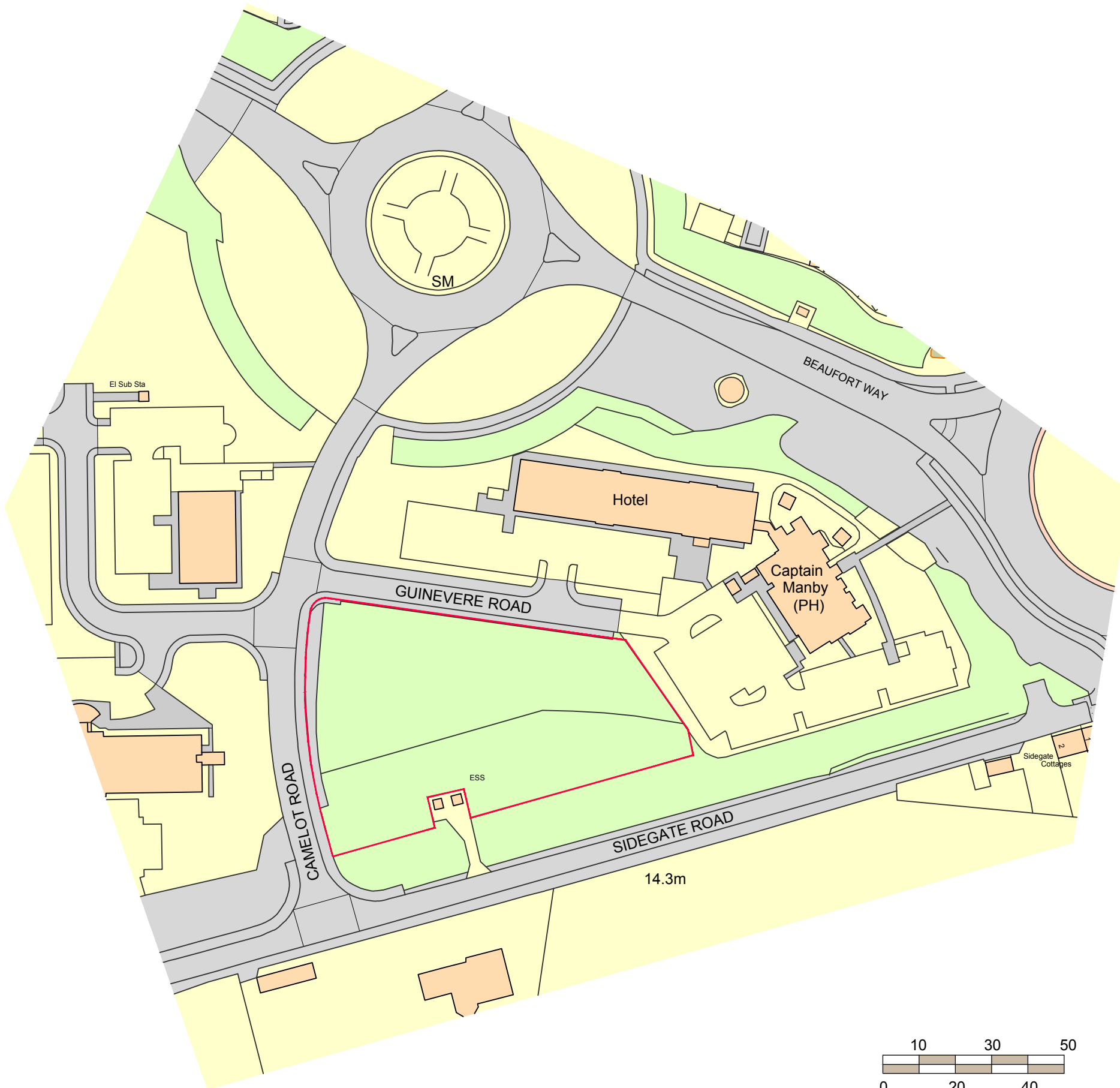
- q) Attention is brought to the advice provided by Norfolk Fire Service and their outline of the Building Regulations requirements the development should address in respect of fire safety.
- r) STATEMENT OF POSITIVE ENGAGEMENT: In dealing with this application Great Yarmouth Borough Council has actively sought to work with the applicant in a positive and proactive manner.

It is hereby acknowledged that the application has been accompanied by a Unilateral Undertaking to provide the necessary GIRAMS Habitat Impacts Mitigation, Public Open Space and Integrated Care Services' financial contributions the appropriate and necessary financial contributions prior to the commencement of development.

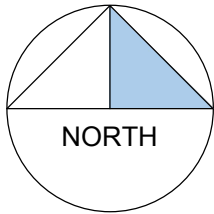
And any other informatives considered appropriate by the Development Manager.

Appendices:

1. Site Location Plan



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REV	DATE	DETAILS OF AMENDMENTS	DRAWN
REVISIONS			
<div><div>LNT</div><div>Construction</div></div>			
LNT CONSTRUCTION LTD UNIT 2, HELIOS 47 ISABELLA ROAD GARFORTH LS25 2DY Tel: 0113 3853858 Fax: 0113 3853859			
CLIENT			
SITE GUINEVERE ROAD GREAT YARMOUTH			
TITLE PROPOSED CARE HOME LOCATION PLAN			
SCALE	1:1250@A3	DATE	25-04-22
DRAWN	GB	DWG NO.	NR31 7RA-A-01
DRAWING STATUS			
FEASIBILITY		PLANNING SUBMISSION	
PLANNING APPROVAL		REGULATION SUBMISSION	
REGULATION APPROVAL		CONSTRUCTION ISSUE	
CHECKED BY		DATE	
APPROVED BY		DATE	