

Reference: 06/13/0594/F

Parish: Fritton & St Olaves

Officer: Mrs M Pieterman

Expiry Date: 20-01-2014

Applicant: Lord Somerleyton, The Fritton Lake Partnership

Proposal: Proposed lodges and associated infrastructure, comprising 45 new lodge positions and change of use

Site: Fritton Lake, Church Lane, Fritton

REPORT

1. Background / History :-

- 1.1 Fritton Lake has undergone many different uses over the last 30 years or so from leisure-park to wedding venue, riding centre & hotel/restaurant. The predominant current use is as a restaurant with associated woodland holiday lodges located in the wider landscape. There is a very long planning history related with the venue, the most recent being the holiday lodges. However a full copy of the planning history is attached for members' information.
- 1.2 There has been some confusion over the precise number of lodges proposed, however, to clarify; in total there 6 additional lodges already approved under 06/07/0755/F are being repositioned to suit the new layout of the application area and the proposed addition of 45 lodges thereby taking the total number of lodges to 51.
- 1.3 There are various land uses in the immediate area including agricultural land, leisure and recreation and small residential settlements and isolated dwellings.

2. Consultations :-

- 2.1 Site Notice/Neighbours: 2 letters of objection concerning over development and unsuitable access (full copies of letters attached)
- 2.2 GYB Services: trade waste collection already in situ which will be extended to accommodate additional lodges

- 2.3 Fritton & St Olaves Parish Council: No objection subject to agreement over sewerage as problems have been prevalent (full copy of correspondence attached)
- 2.4 EDF Energy: No response received
- 2.5 Essex & Suffolk Water: buildings and structures are subject to a minimum of 3 metres clearance either side of the outside edge of the main. There should be no trees, hedges, shrubs or non-boundary fences erected within this 3 metres, nor should the level of the surface of the land be altered.
- 2.6 Norfolk Constabulary: no response received
- 2.7 Norfolk Fire & Rescue: No objection subject to installation of a fire hydrant
- 2.8 Highways Agency: Do not wish to comment
- 2.9 Norfolk County Highways: No objection subject to the imposition of conditions
- 2.10 Environment Agency: No objection
- 2.11 Greater Yarmouth Tourist Authority
- 2.12 Building Control Manager: The lodges are exempt from Building Regulations
- 2.13 Strategic Planning Manager: the proposal is broadly consistent with the NPPF and local plan policy (full copy of comments attached)
- 2.14 Environmental Health: No comments
- 2.15 Norfolk Historic Environment Service: No objection subject to imposition of archaeological condition
- 2.16 Norfolk Wildlife Trust: No response received
- 2.17 Natural England: No objection
- 2.18 GYB Services - Tree Officer: No response received
- 2.19 Belton Parish Council: No response received
- 2.20 Anglian Water: No response received

3. Policy :-

3.1 POLICY TR1

THE BOROUGH COUNCIL'S STRATEGY IS TO SEEK TO MAINTAIN THE PRESENT LEVEL OF TOURISM AND FULFIL ANY POTENTIAL FOR GROWTH GIVING DUE REGARD TO THE NEED TO CONSERVE AND ENHANCE THE NATURAL AND BUILT ENVIRONMENT AND SAFEGUARD COMMUNITY INTERESTS.

(Objective: To ensure the tourist industry's future prosperity whilst protecting environmental and community interests.)

3.2 POLICY TR2

THE BOROUGH COUNCIL WILL SEEK TO ENSURE THAT A WIDE RANGE OF HOLIDAY ACCOMMODATION AND TOURIST FACILITIES AND ATTRACTIONS IS PROVIDED TO SATISFY ALL SECTORS OF THE TOURISM MARKET AND WILL ENCOURAGE CONTINUING IMPROVEMENTS TO THE EXISTING PROVISION IN ORDER TO MEET INCREASING CUSTOMER EXPECTATIONS.

(Objective: To maintain and enhance the Borough's status as a holiday destination.)

3.3 POLICY TR3

IN ORDER TO CONSERVE THE CHARACTER OF THE REMAINING UNDEVELOPED COAST AND COUNTRYSIDE, AND TO PROTECT SENSITIVE LOCATIONS FROM VISITOR PRESSURE, NEW TOURIST RELATED DEVELOPMENT WILL BE FOCUSED PRIMARILY ON THE EXISTING COASTAL HOLIDAY CENTRES OF GREAT YARMOUTH, GORLESTON, HOPTON, CAISTER, CALIFORNIA, SCRATBY, NEWPORT, HEMSBY AND WINTERTON.

(Objective: To protect the remaining open coast and countryside.)

3.4 POLICY TR11

THE COUNCIL WILL PERMIT DEVELOPMENTS WHICH IMPROVE THE RANGE OF GOOD QUALITY HOLIDAY ACCOMMODATION. HOWEVER, WITHIN PRIMARY HOLIDAY ACCOMMODATION AREAS, AS SHOWN ON THE PROPOSALS MAP, THE LOSS OF HOLIDAY ACCOMMODATION WILL ONLY BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT AN ALTERNATIVE USE WOULD BE TO THE OVERALL BENEFIT OF THE

TOURIST INDUSTRY.

(Objective: To satisfy visitor requirements and expectations.)

3.5 POLICY TR15

DEVELOPMENT PROPOSALS FOR THE COMPREHENSIVE UPGRADING OF EXISTING HOLIDAY ACCOMMODATION ON CHALET AND CARAVAN PARKS WILL BE REQUIRED TO BE OF A HIGH STANDARD OF LAYOUT AND DESIGN AND WILL BE CONSIDERED AGAINST THE FOLLOWING CRITERIA:-

- (A) INCLUSION OF A LANDSCAPING SCHEME THAT WOULD INTEGRATE THE DEVELOPMENT INTO THE COUNTRYSIDE, MINIMISE INTRUSION AND CREATE A HIGH QUALITY ENVIRONMENT THROUGHOUT THE SITE;
- (B) SYMPATHETIC DESIGN WHICH WOULD RELATE TO THE SITE, AND WHERE APPLICABLE RETAIN ANY EXISTING NATURAL FEATURES;
- (C) PROVISION OF AN INFORMAL LAYOUT WITH RESIDENTIAL UNITS ARRANGED IN SMALL GROUPS AS PART OF AN INTEGRATED DESIGN, ALLOWING FOR REASONABLE PRIVACY AND SPATIAL SEPARATION BETWEEN UNITS, AND WITH OPEN SPACE TO CATER FOR THE RECREATIONAL NEEDS OF OCCUPIERS;
- (D) PROVISION OF A VARIETY OF TYPES OF ACCOMMODATION AND DENSITIES, WITH NO STRUCTURE MORE THAN 2 STOREYS HIGH;
- (E) INTEGRATION OF ANY ON-SITE COMMERCIAL, RECREATION OR ENTERTAINMENT ACTIVITIES IN A MANNER WHICH WOULD NOT CAUSE INCONVENIENCE OR DISTURBANCE TO THE OCCUPIERS OF NEIGHBOURING LANDS;
- (F) PROVISION OF CAR PARKING IN ACCORDANCE WITH THE COUNCIL'S PARKING AND SERVICING STANDARDS SET OUT AT APPENDIX (A) TO CHAPTER 3 OF THE PLAN.

(Objectives: To achieve an improvement in the quality of provision and prevent visual intrusion on the countryside.)

3.6 POLICY TR16

ANY PLANNING PERMISSION GIVEN FOR NEW HOLIDAY ACCOMMODATION WILL BE SUBJECT TO CONDITIONS PREVENTING THE ACCOMMODATION BEING USED FOR PERMANENT RESIDENTIAL PURPOSES.

(Objective: To prevent the unauthorised use of holiday accommodation.)

3.7 POLICY NNV6

THE BOROUGH COUNCIL WILL ONLY PERMIT DEVELOPMENT WHICH WOULD NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON AREAS OF IMPORTANT LANDSCAPE CHARACTER, AS SHOWN ON THE PROPOSALS MAP, AND THE APPLICANT CAN DEMONSTRATE THAT:-

- (a) THE INTRODUCTION OF BUILDINGS/STRUCTURES ETC. INTO THE LANDSCAPE WOULD BE IN KEEPING WITH THE INTRINSIC LANDSCAPE QUALITIES AND TRADITIONAL BUILT FORM OF THE AREA.
- (b) FEATURES OF LANDSCAPE IMPORTANCE WHICH CONTRIBUTE TO THE CHARACTER OF THE AREA WOULD NOT BE DAMAGED, DESTROYED OR PERMANENTLY ALTERED IN ANY WAY.

(Objective: To retain the character of local landscapes.)

3.8 POLICY BNV20

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT IN RURAL AREAS, THE COUNCIL WILL REQUIRE A HIGH STANDARD OF DESIGN.

(Objective: To protect the rural scene.)

3.9 National Planning Policy Framework

Para.28 states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- Promote the development and diversification of agricultural and other land-based businesses;
- Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in rural service centres; and

- Promote retention and development of local services and community facilities in villages, such as local shops , meeting places, sports venues, cultural buildings, public houses and places of worship.

3.10 The NPPF states that decision-makers may also give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the great weights that may be given); and
- The degree of consistency with the NPPF.

3.11 Emerging Core Strategy Policies:

3.12 Policy CS2:

Sets out the Council's locational strategy. Fritton is identified in this policy as being a Secondary Village. The policy encourages approximately 5% of all future development towards the secondary and tertiary villages. Development in these locations however should be proportionately limited in scale and well related to the existing settlement and infrastructure. As the proposed development is outside the defined village limits of Fritton it could technically be viewed as being in the countryside as such careful consideration must be given to the need for additional development in this location and the impact it may have on infrastructure and the surrounding environment.

3.13 Policy CS8

Sets out the Council's preferred approach to promoting tourism, leisure and culture by seeking to encourage the enhancement of existing visitor accommodation to meet changes in consumer demands and encourage year round tourism (a) and supporting the development of new accommodation that are designed to a high standard, easily accessed and have good connectivity with existing attractions (e).

3.14 Policy CS11

Sets out the Council's approach to enhancing the natural environments. Point d) is specifically relevant with regards to safeguarding and enhancing

landscape character. Points f) and g) are also relevant to this application as they seek to ensure that new development takes measures to avoid or reduce negative impacts on biodiversity and appropriately contributes to the creation of bio-diversity.

4. Assessment :-

- 4.1 As stated above, Fritton Lake is a well known tourist facility within the borough and is used by locals and visitors alike. The lake itself and its surroundings have had a number of uses with the most recent being the erection of timber holiday lodges.
- 4.2 Planning permission was originally granted for the creation of the lodge area in 2007 thereby turning it into a relatively exclusive holiday centre. In addition there is Fritton House (also known as Fritton Old Hall) which is a Grade II* listed building and offers hotel accommodation and restaurant.
- 4.3 The submitted application seeks permission to re-site 6 existing lodges and erect an additional 45 bringing the total up to 51 on that particular site, along with the remainder of the Fritton Lake site which currently houses approximately 60 lodges bringing the total number to just over 100 lodges. The site subject to this application is 7.7 hectares and is currently meadowland surrounded by woodland.
- 4.4 There have been 2 objections received in relation to the proposal mainly concerning the decline of the surrounding area and the state of the access road which is in a poor state of repair. In addition there are concerns over Church Lane and the continued use of this to access the site rather than the main access off Beccles Road, which affects local residents and concerns over the capacity of the sewerage station to cope with added pressures.
- 4.5 With regards the use of Church Lane by visitors, there is unfortunately very little that we can do about this and there are already directions signs in place and short of making this road one way or closing it to traffic there is little, in planning terms, that can be done to prevent people using the lane to access Fritton Lake.
- 4.6 With regard sewerage this has been of some concern and has been raised by the Parish Council as an ongoing issue, however Anglian Water have yet to respond to the application and members will be updated verbally at committee should any comments be received.
- 4.7 It is important to fully assess policy implications in relation to a relatively large development such as proposed here and paragraph 28 of the National

Planning Policy Framework (NPPF) generally supports sustainable tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities. This is supported by policies TR1, TR2, TR3, TR11, TR15, TR16, NNV6 and BNV20 of the current adopted Great Yarmouth Borough Wide Local Plan and emerging policies CS2, CS8 and CS11 of the Core Strategy (Regulation 19 September/November 2013). These policies are all outlined above in paragraphs 3.1 to 3.14.

- 4.8 Taking the relevant policies into consideration the overall scheme is considered to accord with these and whilst there is some impact on local residents via the highway issues, it will not have a significant or detrimental effect on the surrounding the landscape and with additional planting and landscaping they will be absorbed into the landscape, as has been seen with the existing lodges. The existing lodges are not visible from a public viewpoint and the additional lodges will be similarly screened and will offer alternative accommodation, of a type that is becoming increasingly popular, rather than the original seaside holiday, but will still draw tourists into the borough.

5. RECOMMENDATION :-

- 5.1 Approve: On balance it is considered that the proposed development would not have such a significant or detrimental impact as to warrant refusal of the scheme. It is recognised that some local residents have suffered from some difficulties in relation to highways, however in the absence of objections from Norfolk County Highways and The Highways Agency it would be difficult to sustain an objection on this point alone.

ACK 18/11/13

S

P HICKMAN

3 RAINFORD CLOSE

ROMFORD

RM3 9YS

14/11/2013

Great Yarmouth Borough Council
Customer Services

18 NOV 2013

DEAR SIR

I AM WRITING OBJECT TO THE
PLANNING APPLICATION REF. 06/13/0594/F

THE APPLICATION FOR ANOTHER 45
LODGES AT FRITTON LAKE IS UNACCEPTABLE.

I HAVE HAD A LODGE AT FRITTON FOR
7 YEARS AND HAVE SEEN IN THAT TIME
A DECLINE IN THE SURROUNDINGS. THE
ONE ACCESS ROAD IS IN A POOR STATE
AND WITH NO STAFF TO LOOK AFTER
THE LODGES AND PATHWAYS. WITH 60+
LODGES ALREADY IT WILL PUT A
FURTHER STRAIN ON EVERYTHING.

I FEEL THAT THESE WOULD BE
DETRIMENTAL TO THE PARK AND
SURROUNDINGS

YOURS FAITHFULLY

n



Ack 13/11/13

S

For the attention of Mrs E. Helsdon,
Planning Services,
Development Control.

12.11.2013.



Dear Mrs Helsdon,

Application: 06/13/0594/F Proposed lodges Fritton Lake.

I have viewed the plans and proposal and must object to it for the following reasons.

The number of lodges proposed will bring the total to 145 units. This number must be equal to or possibly exceed the number of dwellings in the village. I suggest the time has come to take stock of any further expansion of the lodge site as it is rapidly heading towards the village and will eventually become an unwanted suburb.

The infrastructure around this proposal was put in place to cater for the permanent dwellings of Fritton. I am aware the parish council have concerns that the sewage pumping station on Beccles road has limitations and has failed in the past. The drains at the top of Church Lane already give off a noxious odour that will surely be exasperated by the additional lodges.

Using the proposers own figures of up to 98 additional vehicles can be expected add this to the existing units a possible 300 vehicles can be expected to come and go at least twice per day. As experienced in the past a high number of these will use Church Lane which is a single track lane with two passing points. It has steep sides that prevent pedestrians from getting safely out of the way. This problem was raised in the past on application no. 06/07/0755/F, a sign was reluctantly put up at the top end and eventually an arrow/ EXIT painted on the road at the lower end beside the Church. These are in the main ignored and to compound the problem satellite navigation also directs all traffic to the Fritton lake site via Church Lane

I note that there are no changes proposed to the A143 (traffic turning control) at the junction with the entrance road to the lake or position of it, I feel positive this was part of the previous application as a condition of exceeding 50 lodges. I stand corrected if this was not the case.

Under this application traffic travelling to and from Fritton lake must be deterred from using Church lane as the preferred route.

Farm land should be kept for livestock or arable farming and not for creating a caravan site, as this is basically what the lodges are.

The time has come for the voice of individuals to be heard to keep the village as it is instead of letting the demand for making money take priority.

Yours faithfully,

Tony Sutton

Wingtops,
Church Lane,
Fritton,
Gt. Yarmouth.
NR31 9EZ.

Application Ref	06/13/0594/F
Proposal	Proposed lodges and associated infrastructure, comprising 45 new lodge positions and change of use.
Location	Fritton Lake, Fritton, NR31 9HA

Case Officer	Mrs Melanie Van De Pieterman	Policy Officer	Miss Kirsty Stokes
Date Received	06/12/2013	Date Completed	18/12/2013

The current policies specifically affecting the site at the time of writing are as follows:

National Policy: National Planning Policy Framework (NPPF)

The NPPF (Para. 28) generally supports sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities.

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

National Planning Policy Framework Para 215 applies to policies adopted under the Town and Country Planning Act 1990. This states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. Therefore, the closer that the policy in the Local Plan is to the policies in the NPPF the greater the weight to the Local Plan policy may be given. The Great Yarmouth Borough Wide Local Plan was adopted in 2001, and the most relevant policies were 'saved' in 2007. Therefore, it is necessary to assess whether the saved adopted Local Plan policies are consistent with the NPPF. The policies listed below have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.

Policy TR1: seeks to ensure that all new tourism proposals have due regard to the need to conserve and enhance the surrounding built/natural environment and safeguard community interests.

Policy TR2: sets out the Council's intention to promote a wide range of holiday accommodation including encouraging the improvement of existing facilities to help meet customer expectations.

Policy TR3: seeks to protect the character of the remaining undeveloped coast and countryside and to protect sensitive locations from visitor pressure. It also identifies key locations where new tourist facilities should generally be focused. The proposed development is not within one of these specified areas.

Policy TR11: states that the Council will seek to permit developments which improve the range of good quality holiday accommodation.

Policy TR15: Sets out the criteria against which proposals for the upgrading of existing holiday accommodation on holiday or caravan parks will be considered

Policy TR16: states that planning permission for new holiday accommodation will be subject to conditions preventing the accommodation from being used for permanent residential purposes.

Policy NNV6: Only permits development which would not have a significant adverse effect on areas of important landscape character.

Policy BNV20: Requires proposals for new development in rural areas to be of a high standard of design

Emerging Policies – Core Strategy Publication – Regulation 19 (September/November 2013):

The NPPF states that decision-takers may also give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency with the NPPF.

Policy CS2: Sets out the Council's locational strategy. Fritton is identified in this policy as being a Secondary Village. The policy encourages approximately 5% of all future development towards the secondary and tertiary villages. Development in these locations however should be proportionately limited in scale and well related to the existing settlement and infrastructure. As the proposed development is outwith the defined village limits of Fritton it could technically be viewed as being in the countryside as such careful consideration must be given to the need for additional development in this location and the impact it may have on infrastructure and the surrounding environment.

Policy CS8: Sets out the Council's preferred approach to promoting tourism, leisure and culture by seeking to encourage the enhancement of existing visitor accommodation to meet changes in consumer demands and encourage year round tourism (a) and supporting the development of new accommodation that are designed to a high standard, easily accessed and have good connectivity with existing attractions (e).

Policy CS11: sets out the Council's approach to enhancing the natural environment. Point d) is specifically relevant with regards to safeguarding and enhancing landscape character. Points f) and g) are also relevant to this application as they seek to ensure that new development takes measures to avoid or reduce negative impacts on biodiversity and appropriately contributes to the creation of biodiversity.

Other general policies which may also be considered in relation to this application include Policy CS9 which sets out broad design criteria and Policy CS12 which sets out broad criteria to improve the sustainability of new proposals.

Background Evidence: Landscape Character Assessment (2008)

The landscape character assessment describes and classifies the distinct, recognisable and consistent pattern of elements that makes one landscape different from another. The purpose of landscape character assessment is to help ensure that change and development does not undermine what ever is characteristic or valued about a particular place, and that ways of improving the character of a place can be considered.

should also be noted that the proposed site is classified in the landscape character assessment as being part of the Hobland Settled Farmland character area. The main characteristics that define this area include:

- Intimate, small scale fields are locally distinctive, often associated with areas of settlement. Paddocks are distinctive to settlement edges
- Views are often framed, particularly where a more intact historic field boundary pattern persists, although cluttered at points due to the presence of pylons
- To the south the wooded skylines created by vegetation within Waveney Rural Wooded Valley provide containment
- Settlement is defined by compact villages, both linear (Fritton) and nucleated (Belton). Vernacular materials are often apparent, including red brick and clay pantiles
- A landscape of often interrupted and fragmented visual and perceptual character, with localised areas unified by remnants of the enclosure landscape structure and other aspects of the cultural pattern e.g. parkland

Going forward the landscape character assessment suggests that principal considerations in respect of landscape management are to reinforce existing field boundary hedgerows with native species in addition to further native hedgerow tree planting to enhance connectivity. Remaining hedgerow and field oaks are often mature to over mature, with a finite life. Consideration should therefore be given to new tree planting to maintain and enhance continuity as existing mature trees reach senescence or otherwise become vulnerable to fluctuating water levels.

With regards to primary considerations in relation to development should be to monitor settlement edge expansion and to ensure that it is integrated with its landscape context/setting through conservation of existing structural landscape, and the creation of new landscape buffering as part of a co-ordinated approach to planning green infrastructure for urban extensions.

Strategic Planning Recommendation

Generally speaking both saved and emerging local plan policies and the NPPF all recognise the need to support the visitor economy and encourage year round tourism. That being said the location of such facilities has to be carefully considered. As the site is currently used for holiday lodges the suitability for the site for tourism has already been established. However consideration will still need to be given as to whether or not the proposed development which seeks to intensify the existing tourism use will place undue pressure on the local infrastructure and/or the local environment.

The proposed development site is located at Fritton Lake near the village of Fritton which is proposed as a secondary village in the emerging settlement hierarchy. In accordance with Saved Policy TR1 the applicant would also need to demonstrate that the proposal is in the local community's best interest and does not negatively impact upon residential amenity.

With regards to landscape character the site is located in an area of important landscape character (Saved Borough-Wide Local Plan Policy NNV6) as such the design of the proposed scheme must be appropriately integrated with its landscape context/setting through conservation of existing structural landscape and if deemed appropriate the creation of new landscape buffering as part of a co-ordinated approach to planning green infrastructure.

the case officer is satisfied that the proposed development will not place any undue pressure on the local infrastructure and the local environment including landscape character the principle of this development would be deemed acceptable in policy terms providing that the application also complies with the following more generalised policies, which include:

- Ensuring that appropriate consideration has been to ensure that new development takes measures to avoid or reduce negative impacts on biodiversity and appropriately contributes to the creation of biodiversity in accordance with emerging Policy CS11.
- Ensuring that landscaping measures are in place to appropriately integrate the development with the surrounding area and to reinforce the wider landscape characteristics in accordance with Saved Local Plan Policy NNV6, the 2008 Landscape Character Assessment and emerging Policy CS11.
- Ensuring that the scheme is well designed and takes account of its surroundings in accordance with saved policies TR15 and BNV20 and emerging Policy CS9.

In addition if the application were to be recommended for approval, a condition should be put in place to ensure that the site remains solely in holiday use; this is in accordance with saved policy TR16. Holiday occupancy conditions are necessary to ensure that premises are only used by visitors and do not become part of the housing stock. This is because holiday properties are not always suitable for year round use and permanent occupancy could put a strain on local infrastructure and services.

EMAILED TO AGENT

30/12/13



ESSEX & SUFFOLK
WATER

Great Yarmouth Borough Council
Planning Services
Town Hall
Hall Quay
GREAT YARMOUTH
NR30 2QF

Great Yarmouth Borough Council
Customer Services

23 DEC 2013

Sandon Valley House, Canon Bams Road,
East Hanningfield, Essex, CM3 8BD
Telephone: +44 (0) 845 782 0999
Fax: +44 (0) 1268 664 397
Website: www.eswater.co.uk

Direct line:

Email: GISesw@eswater.co.uk

Your ref: 06/13/0594/F
Our ref: RB/PA/13/270
Date: 17 December 2013

Dear Sir/Madam

Planning Application at Fritton Lake, Church Lane, Fritton.

We have recently checked the planning application listing dated 8 November 2013 and have concerns relating to the above proposal.

We have abandoned mains within the vicinity of the proposed development and wish to bring this to your attention. If the applicant/agent requires a copy of our record drawing we would be happy to supply this upon receipt of their request.

We would like you to inform the applicant that buildings and structures are subject to a minimum of 3 metres clearance either side of the outside edge of our main.

There should be no trees, hedges, shrubs or non-boundary fences erected within three metres on either side of the outside edge of the water main, nor should the level of the surface of the land be altered.

If the applicant/agent requires further information on the location of this main we can arrange for a site visit to discuss this further.

Should you require any further information, please do not hesitate to contact us.

Yours faithfully

Rachel Blakebrough
Asset Records Technician



Northumbrian Water Limited
Registered in England and Wales No. 2366713
Registered office: Northumbrian House,
Arbury Road, Peterborough, Cambs PE1 1AF

Jill K. Smith

From: Linda [li
Sent: 03 December 2013 14:10
To: plan
Subject: ELAINE HELSDON /PLANNING/ URGENT PLEASE

FRITTON & ST OLAVES PARISH COUNCIL

Elaine Helsdon,

06/13/0594/F FRITTON LAKE

In reference to the above our reply is as follows:

Over the past two years we have been in touch with the Planners over sewage overflows, both Anglian Water and the Planners must assure the Parish that the present systems fit for the purpose, it is incumbent on them to be sure before considering passing any more development.

We have no objection to the 45 new ones but a detailed Sewage system must be clear to all parties.

Both the Parish and the estate are agreed to work towards this.

Our Chairman also supports this opinionion.

I will put a copy of this into the post to you

Kind regards

Linda Clark

(Clerk to the Council)

I am using the Free version of SPAMfighter.

SPAMfighter has removed 16783 of my spam emails to date.

Do you have a slow PC? Try a free scan!

S

From: Andrew Smith
Sent: 02 January 2014 14:34
To: Elaine Helsdon
Subject: FW: 06/13/0594/F - Fritton Lake [Scanned]
Attachments: PA 13 270 PLAN.pdf

Dear Elaine

Further to your emails relating to the above application at Fritton, I have made enquires of Essex and Suffolk water. Please see emails below.

The map attached shows no detail in our part of the site and I understand the mains in the area are abandoned.

I will make it clear to my client and all concerned that any excavations will need to account for the possibility of encountering water main routes. Otherwise it appears ESW have no further concerns.

Please would you advise if you require any further input from me on this matter to enable the application to proceed?

Please note Eleanor has now left the practice.

Best regards for new year

Andrew

Andrew Smith MCSD
Associate



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Mel Pieterman
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/13/0594/F

My Ref: 9/6/13/0594

Email:

Dear Mel Pieterman

**Great Yarmouth: Proposed lodges and associated infrastructure, comprising 45 new lodge positions, and change of use
Fritton Lake, Church Lane, Great Yarmouth, NR319HA**

Thank you for consulting the Highway Authority on the above application. This application is one of a string of applications dating back to 2000 when application 06/00/0360/F was determined. This set the principle that no more than 60 lodges would be built before off-site works and access improvements are carried out. This application will not bring the total cabins on site to above 60 so the requirement for the highway works is not triggered.

The Highway Authority recommends no objection subject to the following condition being placed on any permission granted:-

SHC 24

Prior to the first occupation of the development hereby permitted the proposed access / on-site car and cycle parking / servicing / loading, unloading / turning / waiting areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

If you have any queries on the above advice or recommendation please contact me.

Yours sincerely

David Higgins

Principal Engineer - Major & Estate Developments
for Director Environment, Transport and Development

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

Our ref: AE/2013/116910/02-L01
Your ref: 06/13/0594/F
Date: 11 December 2013

Dear Sir/Madam

**PROPOSED LODGES AND ASSOCIATED INFRASTRUCTURE, COMPRISING 45
NEW LODGE POSITIONS, AND CHANGE OF USE FRITTON LAKE AND
FRITTON HOUSE HOTEL BECCLES ROAD FRITTON GREAT YARMOUTH**

Thank you for consulting us on this application.

We consider that the development area is 0.4 hectares and if you concur then a Flood Risk Assessment is not be required and we have no objection. For sites under one hectare you should determine if the proposed drainage strategy will ensure that the surface water will be managed in accordance with our Standing Advice, cell F5 and that priority is given to the use of SUDS in accordance with paragraph 103 of National Planning Policy Framework. We also recommend you consult with your building control department and Lead Local Flood Authority.

Yours faithfully

Mr GRAHAM STEEL
Sustainable Places - Planning Advisor

Direct dial 01473 706008
Direct fax 01473 271320
Direct e-mail graham.steel@environment-agency.gov.uk

Environment Agency
Cobham Road, Ipswich, Suffolk, IP3 9JD.
Customer services line: 03708 506 506
www.environment-agency.gov.uk
Cont/d..

Our ref: G473001
Your ref: 06/13/0594/F

Great Yarmouth District Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Roger Chenery
Network Delivery & Development - East
Woodlands
Manton Lane
Bedford MK41 7LW

Direct Line: 01234 796008

2 December 2013

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) ORDER 2010**

PLANNING APPLICATION: 06/13/0594/F

**PROPOSAL: Proposed lodges and associated infrastructure, comprising 45 new
lodge positions and change of use**

LOCATION: Fritten Lake, Church Lane, Fritten, Great Yarmouth, NR31 9HA

Thank you for your consultation received 11 November.

Development proposal is remote from The Strategic Road Network. The Highways
Agency does not wish to comment

Yours Sincerely

Roger Chenery
NDD East Asset Development
Email: PlanningEE@highways.gsi.gov.uk

From: Albone, James
Sent: 02 December 2013 14:35
To: plan
Subject: 06/13/0594/F Fritton Lake, Church Lane, Fritton
Attachments: GenericWUASCBrief.pdf

Our Ref: CNF45359_1

Dear Mrs Pieterman,

06/13/0594/F Fritton Lake, Church Lane, Fritton

Cropmarks of enclosures and field boundaries of unknown date have previously been recorded at the proposed development site. Consequently there is potential that heritage assets with archaeological interest (buried archaeological remains) may be present at the site and that their significance will be affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological work in accordance with *National Planning Policy Framework* para. 135. We suggest that the following conditions are imposed:-

A) No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.

and,

B) No development shall take place other than in accordance with the written scheme of investigation approved under condition (A).

and,

C) The development shall not be occupied 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 (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

In this instance the programme of archaeological work will comprise the monitoring of groundworks for the development under archaeological supervision and control for which a brief is attached.

Date: 26 November 2013
Our ref: 103935
Your ref: 06/13/0594/F



Mrs M Pieterman
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Mrs Pieterman

Planning consultation: Proposed lodges and associated infrastructure, comprising 45 new lodge positions and change of use

Location: Fritton Lake, Church Lane, Fritton, Great Yarmouth, NR31 9HA

Thank you for your consultation on the above dated 6 November 2013 and received by Natural England on 11 November 2013.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The Wildlife and Countryside Act 1981 (as amended)

The Conservation of Habitats and Species Regulations 2010 (as amended)

Natural England's comments in relation to this application are provided in the following sections.

Statutory nature conservation sites – no objection

Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes.

Protected species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published Standing Advice on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has

reached any views as to whether a licence may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us at with details at consultations@naturalengland.org.uk.

Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that *'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'*. Section 40(3) of the same Act also states that *'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'*.

Landscape enhancements

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely
Dawn Presutti
Customer Service Consultation Team

Tel: (01493) 843212
Minicom: (01603) 223833

Website: www.norfolkfireservice.gov.uk

Mrs M Pieterman
Great Yarmouth Borough Council
Planning Services
Development Control
Town Hall, Hall Plain
Great Yarmouth
NR30 2QF

Please ask for: Jonathan Wilby
Direct Dial: -
Email: -
My Ref: 00016145
Your Ref:

14 November 2013

Dear Madam

Planning Application No: 06/13/0594/F
Development at: Fritton Lake, Church Lane, Fritton, Great Yarmouth NR31 9HA
For: Proposed lodges and associated infrastructure, comprising 45 new lodge positions, and change of use.

Thank you for your consultation letter dated 6 November 2013.

I acknowledge receipt of the above application and I do not propose to raise any objections providing the proposal meets the necessary requirements of the current Building Regulations 2000 – Approved Document B (volume 1 – 2006 edition, amended 2007) as administered by the Building Control Authority.

Compliance must be achieved on section 15 of the above document with reference to firefighting mains and water for firefighting.

Should you require any further assistance please do not hesitate to contact me on the number shown above.

Yours faithfully


Jonathan Wilby
Station Manager
for Chief Officer



5

To: F.A.O Peter Stockwell
Churchill Road Great Yarmouth

My Ref: 06/13/0594/F

From: Development Control Manager

Date: 6th November 2013

Case Officer: Mrs M Pieterman
Parish: Fritton/St Olaves 10

Development at:-

Fritton Lake
Church Lane
Fritton
Great Yarmouth NR31 9HA

For:-

Proposed lodges and associated
infrastructure, comprising 45
new lodge positions, and
change of use

Applicant:-

Lord Somerleyton
Manor Barn, Herringfleet Road
Somerleyton
Lowestoft
Suffolk

Agent:-

Paul Robinson Partnership (UK)
The Old Vicarage
Church Plain
Great Yarmouth
NR30 1NE

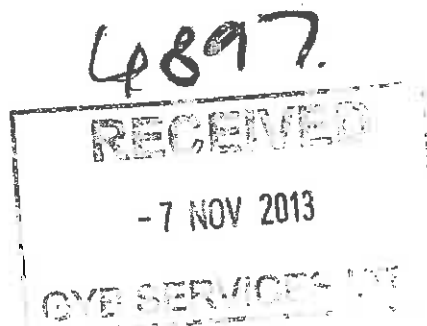
The above mentioned application has been received and I would be grateful for your comments on the following matters:-

REFUSE COLLECTION

Please let me have any comments you may wish to make by 20th November 2013.

COMMENTS:

A large amount of these properties dispose of their waste as trade due to renting out the properties. We currently enter the site and empty bins presented at the boundary of each lodge, we cannot see any reason to comment at this time.



ALL DOCUMENTS & PLANS CAN BE
VIEWED ON THE GYBC WEBSITE
USING THE FOLLOWING LINK:

<http://planning.great-yarmouth.gov.uk/OcellaWeb/planningSearch>

Application Reference 02/13/0594/F Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name P A Bond

Address Norfolk Fire and Rescue Service HQ

Whitegates

Hethersett

Post Code NR9 3DN

Telephone 03001231165

Email Address p

For or Against GC General Comments

Speak at Committee

Norfolk Fire and Rescue Service would like to add the following as a planning condition to this development:

Taking into account the location and lack of existing infrastructure;

Norfolk Fire & Rescue Service will require a fire hydrant to be installed. Where no piped water supply is available or there is insufficient pressure and flow in the water main or should any other means of providing a water supply for fire fighting operations be proposed it must be considered appropriate by the fire and rescue authority.

No development shall commence on site until a scheme has been submitted for the provision of the fire hydrant / alternative water supply on the development in a location agreed with the Council in consultation with Norfolk Fire and Rescue Service.

Informative

With reference to the condition, the developer will be expected to meet the costs of supplying and installing the fire hydrant / alternative water supply.

Reason for Condition

Condition is needed to ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

Date Entered 12-11-2013

Internet Reference IOWPC120

Handwritten: 4/11/13
Building Control Manager

S
My Ref: 06/13/0594/F

Handwritten: 10
From: Development Control Manager

Date: 6th November 2013

Case Officer: Mrs M Pieterman
Parish: Fritton/St Olaves 10

Development at:-

Fritton Lake
Church Lane
Fritton
Great Yarmouth NR31 9HA

For:-

Proposed lodges and associated
infrastructure, comprising 45
new lodge positions, and
change of use

Applicant:-

Lord Somerleyton
Manor Barn, Herringfleet Road
Somerleyton
Lowestoft
Suffolk

Agent:-

Paul Robinson Partnership (UK)
The Old Vicarage
Church Plain
Great Yarmouth
NR30 1NE

The above mentioned application has been received and I would be grateful for your comments on the following matters:-

Please let me have any comments you may wish to make by 20th November 2013.

COMMENTS:

THESE LODGES ARE EXEMPT FROM BUILDING
REGULATIONS PROVIDING THEY ARE LESS THAN
30M² & ARE TRANSFORMED ON THE BACK OF
A LORRY IN A MAX OF 2 NO SECTIONS.
& BOLTED TOGETHER ON SITE

Handwritten: 6-11-13
✓ *Handwritten: [Signature]*

SITE NOTICES

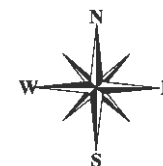
NEIGHBOURS SEE CONSULTEE LIST



GREAT YARMOUTH
BOROUGH COUNCIL

06/13/0594/F

Planning and Development Department,
Trafalgar House, Greyfriars Way,
Great Yarmouth, Norfolk. NR30 2QE



Scale = 1:4000 @A4

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