

Reference: 06/15/0132/O

Parish: Rollesby
Officer: Gemma Manthorpe
Expiry Date: 07/07/15

Applicant: Badger Building (East Anglia Limited)

Proposal: Residential development of 10 dwellings including access

Site: Meadow Way (Land off) Rollesby

REPORT

1. Background/History:-

1.1 The application site is 0.66 hectares located to the west of Meadow Way Rollesby. The current use of the land is agricultural and according to information submitted as part of this application this has been the use of the land for a time period in excess of 30 years.

1.2 The site is adjoining, to the eastern boundary is 36 Kings Georges Avenue and 13 and 26 Meadow Way, to the southern boundary four named properties and at the northern and western boundary the site adjoins agricultural fields.

1.3 The site has been subject to previous applications, the most recent are listed below:

06/14/0381/O - Residential development of 35 dwellings – refused at Development Control Committee 15/10/14 - currently subject to a planning appeal reference APP/U261/W/15/3018503.

06/86/1055/O – Residential development (bungalows) – Refused 11/11/86

06/86/0650/O – Residential development (bungalows) – Refused 12/08/86

06/86/0649/O – Residential development (bungalows) – Refused 12/08/86

06/85/1212/O – Erection of six houses with associated garages – Refused 28/01/86

Country Ref.No.BF.8783 – District reference no: 15431 – Layout of Roads and Sewers (Surface Water) – Approved 28/03/67.

1.4 The application referenced above approving roads and drainage (8783 approved in 1967) was materially implemented within the prescribed time frame and as such is extant. This was confirmed in writing by letter in 1985; the letter also said that although permission is there for roads and drainage a residential development would be contrary to the Local Structure Plan which was in existence at the time.

2 Consultations:-

2.1 Parish Council – The Parish Council have objected to the proposed development on the following grounds:

- The proposed access off Meadow Way is too narrow.
- Parked cars on Meadow Way could prevent access to the land by emergency vehicles, oil refuse and other large vehicles.
- The surrounding road network is inadequate to accommodate the additional vehicles.
- Concern that the current drainage system does not have sufficient capacity to accommodate the proposed development, reference made to the June (2014) flooding.
- The failure to mention in the application surface water drainage; note made that the current surface water is drained to the dyke off Meadow Lane with Low Road.
- Overdevelopment in a rural area with no convenient access to key facilities for example shops, doctors surgery or public transport.
- Potential for future development should permission be granted.
- It has not been demonstrated that the development will not increase offsite flood risk.

2.2 Neighbours – There have been 37 objections to the application, examples are attached to this report and a petition with 143 signatories. The main points are given below:

- The development is contrary to local and national planning policy.
- The application should be refused for the same reasons as the previous application.
- The land is unsuitable.
- Light pollution.
- Loss of Grade one agricultural land.
- Overdevelopment.
- Threatens the use of the footpath.
- Increase in traffic using the existing road network.
- Insufficient drainage infrastructure.
- Inadequate pumping station and potential for flooding.
- Inadequate services such as shops, transport, pub, school, regular bus for example.
- Risk of further expansion.
- Loss of wildlife habitat and trees.
- Overlooking and loss of privacy.
- Devalue properties in the locality.
- Noise during the building process.
- Increased risk of flood (overflowing drains).
- Objection to all houses as the existing estate is bungalows.
- No mention of surface water drainage.
- No affordable housing provision.
- Lack of infrastructure.
- Ground made up of hard clay preventing water percolation.
- The National Planning Policy Framework values the conservation of the natural environment and protecting green belt farmland.

- How are trees to the boundary of the site going to be protected.
- Unclear about whether the development is for 10 or 13 homes.
- There is no privacy for people using the post office as it is located within the hairdressers.
- The village roads are in a poor state of repair.
- Too many houses for sale currently, is there any need for anymore.
- More street lighting would be required.
- Discrepancy between the number of residences applied for on the form and those shown and applied for in the description.
- The application should not be a free go.
- The proposed development is within 500m of the Broads Authority area.
- The Strategic Housing Land Availability Assessment has changed making the area designated as 'deliverable and developable'.
- The proposed housing types are not in keeping with the character of the area.
- The traffic report is incorrect.
- The car boot sale has not been taken into account when looking at the traffic report.
- The fence recommended by the Police Architectural Liaison Officer would be visible for miles.
- Lack of information such as construction phase management plan submitted with the application.
- Unsustainable location.

2.3 Highways – Following the submission of amended plans, the Highways Authority do not object to the development as proposed however they do not want an access through the residential development to the field, conditions are requested requiring further information to be submitted at the reserved matter stage.

2.4 Environmental Health – Following the submission of further information the Environmental Health Officer was satisfied that there is a very low risk of contaminants being present on the or significantly close to the site. A condition is suggested in the event that contamination is found.

2.5 Strategic Planning – Full comments are attached, if the criterion within the Interim Housing Land Supply Policy are met the principle of residential development in this location may be acceptable.

2.6 Public Rights of Way Officer – No comments.

2.7 Building Control – No comments

2.8 Norfolk constabulary – No crime prevention measures have been included within the Design and Access statement and recommends measures to be considered should the application be approved such as 2m high fencing (close boarded) to land that abuts the foot path. The reduction in numbers of the has removed many objections although advise is given such as the extension of the footpath to wrap around the proposed cul-de-sac.

2.9 Norfolk County Council – Norfolk County Councils response (without prejudice) give contribution costs for the proposed development.

2.10 Environment agency – No comment as the site is under the size required for comments to be received.

2.11 Essex and Suffolk Water – Existing apparatus is not affected by the proposed development of 10 dwellings.

3 Local Planning Policy:-

3.1 POLICY HOU9

POLICY HOU9 A DEVELOPER CONTRIBUTION WILL BE SOUGHT, AS A PLANNING OBLIGATION UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 TO FINANCE THE EARLY PROVISION OF FACILITIES REQUIRED AS A DIRECT CONSEQUENCE OF NEW DEVELOPMENT.

(Objective: To ensure adequate community and public services are available to new residents which are needed as a direct consequence of the development proposal.)

3.2 POLICY HOU10

POLICY HOU10 PERMISSION FOR NEW DWELLINGS IN THE COUNTRYSIDE WILL ONLY BE GIVEN IF REQUIRED IN CONNECTION WITH AGRICULTURE, FORESTRY, ORGANISED RECREATION, OR THE EXPANSION OF EXISTING INSTITUTIONS. THE COUNCIL WILL NEED TO BE SATISFIED IN RELATION TO EACH OF THE FOLLOWING CRITERIA:

- i) THE DWELLING MUST BE REQUIRED FOR THE PURPOSE STATED
- ii) IT WILL NEED TO BE DEMONSTRATED THAT IT IS ESSENTIAL IN THE INTERESTS OF GOOD AGRICULTURE OR MANAGEMENT THAT AN EMPLOYEE SHOULD LIVE ON THE HOLDING OR SITE RATHER THAN IN A TOWN OR VILLAGE NEARBY
- iii) THERE IS NO APPROPRIATE ALTERNATIVE ACCOMMODATION EXISTING OR WITH PLANNING PERMISSION AVAILABLE EITHER ON THE HOLDING OR SITE OR IN THE NEAR VICINITY
- iv) THE NEED FOR THE DWELLING HAS RECEIVED THE UNEQUIVOCAL SUPPORT OF A SUITABLY QUALIFIED INDEPENDENT APPRAISOR
- v) THE HOLDING OR OPERATION IS REASONABLY LIKELY TO MATERIALISE AND IS CAPABLE OF BEING SUSTAINED FOR A REASONABLE PERIOD OF TIME. (IN APPROPRIATE CASES EVIDENCE MAY BE REQUIRED THAT THE UNDERTAKING HAS A SOUND FINANCIAL BASIS)
- vi) THE DWELLING SHOULD NORMALLY BE NO LARGER THAN 120 SQUARE METRES IN SIZE AND SITED IN CLOSE PROXIMITY TO EXISTING GROUPS OF BUILDINGS ON THE HOLDING OR SITE
- vii) A CONDITION WILL BE IMPOSED ON ALL DWELLINGS PERMITTED ON THE BASIS OF A JUSTIFIED NEED TO ENSURE THAT THE OCCUPATION OF THE DWELLINGS SHALL BE LIMITED TO PERSONS SOLELY OR MAINLY WORKING OR LAST EMPLOYED IN AGRICULTURE, FORESTRY, ORGANISED RECREATION OR AN EXISTING INSTITUTION IN THE LOCALITY INCLUDING ANY DEPENDANTS OF SUCH A PERSON RESIDING WITH THEM, OR A WIDOW OR WIDOWER OR SUCH A PERSON
- viii) WHERE THERE ARE EXISTING DWELLINGS ON THE HOLDING OR SITE THAT ARE NOT SUBJECT TO AN OCCUPANCY CONDITION AND THE INDEPENDENT APPRAISOR HAS INDICATED THAT A FURTHER DWELLING IS ESSENTIAL, AN

OCCUPANCY CONDITION WILL BE IMPOSED ON THE EXISTING DWELLING ON THE HOLDING OR SITE

ix) APPLICANTS SEEKING THE REMOVAL OF ANY OCCUPANCY CONDITION WILL BE REQUIRED TO PROVIDE EVIDENCE THAT THE DWELLING HAS BEEN ACTIVELY AND WIDELY ADVERTISED FOR A PERIOD OF NOT LESS THAN TWELVE MONTHS AT A PRICE WHICH REFLECTS THE OCCUPANCY CONDITIONS*

IN ASSESSING THE MERITS OF AGRICULTURAL OR FORESTRY RELATED APPLICATIONS, THE FOLLOWING ADDITIONAL SAFEGUARD MAY BE APPLIED:

x) WHERE THE NEED FOR A DWELLING RELATES TO A NEWLY ESTABLISHED OR PROPOSED AGRICULTURAL ENTERPRISE, PERMISSION IS LIKELY TO BE GRANTED INITIALLY ONLY FOR TEMPORARY ACCOMMODATION FOR TWO OR THREE YEARS IN ORDER TO ENABLE THE APPLICANT TO FULLY ESTABLISH THE SUSTAINABILITY OF AND HIS COMMITMENT TO THE AGRICULTURAL ENTERPRISE

xi) WHERE THE AGRICULTURAL NEED FOR A NEW DWELLING ARISES FROM AN INTENSIVE TYPE OF AGRICULTURE ON A SMALL ACREAGE OF LAND, OR WHERE FARM LAND AND A FARM DWELLING (WHICH FORMERLY SERVED THE LAND) HAVE RECENTLY BEEN SOLD OFF SEPARATELY FROM EACH OTHER, A SECTION 106 AGREEMENT WILL BE SOUGHT TO TIE THE NEW DWELLING AND THE LAND ON WHICH THE AGRICULTURAL NEED ARISES TO EACH OTHER.

NOTE: - THIS WOULD NORMALLY BE AT LEAST 30% BELOW THE OPEN MARKET VALUE OF THE PROPERTY.

3.3 POLICY HOU15

ALL HOUSING DEVELOPMENT PROPOSALS INCLUDING REPLACEMENT DWELLINGS AND CHANGES OF USE WILL BE ASSESSED ACCORDING TO THEIR EFFECT ON RESIDENTIAL AMENITY, THE CHARACTER OF THE ENVIRONMENT, TRAFFIC GENERATION AND SERVICES. THEY WILL ALSO BE ASSESSED ACCORDING TO THE QUALITY OF THE ENVIRONMENT TO BE CREATED, INCLUDING APPROPRIATE CAR PARKING AND SERVICING PROVISION.

(Objective: To provide for a higher quality housing environment.).

3.4 POLICY HOU16

A HIGH STANDARD OF LAYOUT AND DESIGN WILL BE REQUIRED FOR ALL HOUSING PROPOSALS. A SITE SURVEY AND LANDSCAPING SCHEME WILL BE REQUIRED WITH ALL REQUIRED WITH ALL DETAILED APPLICATIONS FOR MORE THAN 10 DWELLINGS THESE SHOULD INCLUDE MEASURES TO RETAIN AND SAFEGUARD SIGNIFICANT EXISTING LANDSCAPE FEATURES AND GIVE DETAILS OF, EXISTING AND PROPOSED SITE LEVELS PLANTING AND AFTERCARE ARRANGEMENTS.

(Objective: To provide for a high quality of new housing development)

3.5 Policy HOU17

IN ASSESSING PROPOSALS FOR DEVELOPMENT THE BOROUGH COUNCIL WILL HAVE REGARD TO THE DENSITY OF THE SURROUNDING AREA. SUB-DIVISION OF PLOTS WILL BE RESISTED WHERE IT WOULD BE LIKELY TO LEAD TO DEVELOPMENT OUT OF CHARACTER AND SCALE WITH THE SURROUNDINGS.

(Objective: To safeguard the character of existing settlements.)

3.6 Policy NNV2

IN AREAS IDENTIFIED ON THE PROPOSAL MAP AS 'LANDSCAPE IMPORTANT TO THE BROADLAND SCENE' THE COUNCIL WILL ONLY PERMIT DEVELOPMENT THAT WOULD NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE LANDSCAPE CHARACTER AND TRADITIONAL BUILT FORM OF THE AREA, OR DESTROY OR DAMAGE FEATURES OF LANDSCAPE IMPORTANCE WHICH CONTRIBUTE TO THE CHARACTER OF THE AREA.

(Objective: To safeguard the varied character and features of the landscape within and adjoining the Plan Area.)

3.7 Policy NNV5

IN THE AREAS AROUND SETTLEMENTS SHOWN ON THE PROPOSALS MAP AS 'LANDSCAPE IMPORTANT TO THE SETTING OF SETTLEMENTS' THE COUNCIL WILL PERMIT DEVELOPMENT PROVIDED A DEVELOPER CAN DEMONSTRATE ESSENTIAL NEED OR THAT THE DEVELOPMENT WOULD NOT IMPINGE ON THE PHYSICAL SEPARATION BETWEEN SETTLEMENTS PARTICULARLY BETWEEN GREAT YARMOUTH AND CAISTER AND GORLESTON AND HOPTON WHICH ARE MAJOR GATEWAYS TO THE TOWN, OR GIVE RISE TO ANY OTHER SIGNIFICANT ADVERSE IMPACT.

(Objectives: To protect the setting of settlements and prevent urban sprawl.)

3.8 POLICY NNV16

PROPOSALS FOR THE DEVELOPMENT OF LAND REGARDED AS THE BEST AND MOST VERSATILE LAND, I.E. LAND CLASSIFIED AS GRADE 1, 2 OR 3A BY THE MINISTRY OF AGRICULTURE, FISHERIES AND FOOD, WILL NOT BE PERMITTED UNLESS IT CAN BE DEMONSTRATED THAT THERE IS NO OTHER SUITABLE SITE FOR THE PURPOSE AND, THAT, IN SO FAR AS IS POSSIBLE LAND OF THE LOWEST CLASSIFICATION HAS BEEN USED.

(Objective: To safeguard the most versatile agricultural land which is a long term national resource.)

3.9 POLICY BNV15

ALL NEW ESTATE LAYOUTS WHETHER OF RESIDENTIAL OR EMPLOYMENT USE, AS WELL AS INDIVIDUAL GROUPS OF BUILDINGS OR STRUCTURES, SHOULD BE DESIGNED SO AS TO MINIMISE THE INCIDENCE OF BURGLARIES AND CRIME WHICH MAY BE CREATED BY POOR DESIGN. DESIGNERS AND ARCHITECTS WILL BE ENCOURAGED TO PROVIDE WELL-LIT, VISIBLE, SECURE ENVIRONMENTS.

3.10 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.)

3.11 POLICY INF12

PROPOSALS FOR NEW DEVELOPMENT WILL ONLY BE PERMITTED IF THEY CAN BE PROPERLY SERVICED OR AGREEMENT CAN BE REACHED TO ENSURE DEVELOPMENT DOES NOT PROCEED IN ADVANCE OF SERVICES BEING PROVIDED.

(Objective: To ensure adequate services are provided for new development.)

3.12 POLICY TCM13

POLICY TCM13 DEVELOPMENT WILL NOT BE PERMITTED WHERE IT WOULD ENDANGER HIGHWAY SAFETY OR THE SATISFACTORY FUNCTIONING OF THE LOCAL HIGHWAY NETWORK. IN APPROPRIATE CASES A TRAFFIC IMPACT ASSESSMENT WILL BE REQUIRED TO DEMONSTRATE THAT DEVELOPMENT PROPOSALS CAN BE SATISFACTORILY ACCOMMODATED WITHIN THE HIGHWAY NETWORK TAKING INTO ACCOUNT ANY IMPROVEMENTS PROPOSED.

(Objective: To ensure that new development does not prejudice highway safety or the free flow of traffic.)

4 National Policy: National Planning Policy Framework (NPPF)

- 4.1 The core planning principles set out in the NPPF (Para 17) encourage local planning authorities to always seek to secure high quality design and a good standard of amenity for all existing and future occupants. Para 64 goes on to state that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
 - 4.2 Para 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:
 - plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
 - identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
 - where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities.
 - 4.3 Para 54 states that in rural areas... local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs. In addition, Para 55 states that to promote sustainable development in rural areas new housing should be located where it will enhance or maintain the vitality of rural communities.
5. Emerging Policies: Core Strategy Publication (Regulation 19) (September/November 2013):
- 5.1 The NPPF states that decision-takers may also give weight to relevant policies in emerging plans according to:

- 5.2 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.
- 5.3 The Core Strategy is currently at the Examination Stage and has undergone several rounds of public consultation; as such it is a material consideration. All of the Emerging Policies listed have received few objections and unresolved objections are not considered likely to have a significant bearing on the strategy of plan. These policies therefore should be accorded significant weight as a material consideration in decision making.
- 5.4 **Policy CS1:** supports the NPPF's presumption in favour of sustainable development, ensuring that the Council will take a positive approach working positively with applicants and other partners. In addition the policy encourages proposals that comply with Policy CS1 and other policies within the Local Plan to be approved without delay unless other material considerations indicate otherwise.
- 5.5 **Policy CS2:** states that approximately 5% of all new residential development (approximately 152 new dwellings over the plan period) should be located throughout the Secondary and Tertiary Villages which include Rollesby.
- 5.6 **Policy CS3:** sets out criteria for ensuring a suitable mix of new homes. This includes ensuring that designed layout and density of new housing reflects the site and surrounding area. Policy CS3 also encourages all dwellings including small dwellings, to be designed with accessibility in mind providing flexible accommodation.
- 5.7 **Policy CS9:** sets out sets out the broad design criteria used by the Council to assess applications. Points a), c) f), and h) should be specifically considered in relation to this application to ensure that the proposed design reinforces local character, promotes positive relationships between existing and new buildings and fulfils the day to day needs of residents including the incorporation of appropriate parking facilities, cycle storage and storage for waste and recycling in the final scheme.
- 5.8 **Policy CS11:** sets out the Council's approach to enhancing the natural environment. Consideration should still be given as to how the design of the scheme has sought to avoid or reduce negative impacts on biodiversity and appropriately contributes to the creation of biodiversity in accordance with points f) and g). The impact upon the character of the Broads and the wider areas landscape character should also be considered in accordance with points c) and d).
- 5.9 **Policy CS14:** states that all developments should be assessed to establish as to whether or not any infrastructure or infrastructure improvements are required to mitigate the impacts of the development.
- 5.10 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 including the requirement for all major developments to reduce carbon emissions by 10% (over the requirements set by building regulations).

6 Assessment:-

- 6.1 The proposed development will consist of 10 residential dwellings with access, the outline application seeks approval for the access with appearance, landscaping, layout and scale to be reserved matters dealt with should this application be approved. Although most matters are reserved the design and access statement and

other submitted information does outline the scale and appearance of properties which may be applied for and the map gives an indicative layout.

- 6.2 There has been a previous application for a development of 35 residential dwellings which included the parcel of land that is subject to the current application. The previous application was refused at development control committee and is currently at the early stages of an appeal against refusal. The previous application was refused on grounds of highways, drainage and being outside of the village development limits.
- 6.3 The access proposed is to join the existing estate road, Meadow Way, an existing public highway at the western most point between no. 26 Meadow Way and no. 13 Meadow Way. Following initial comments from the Highways Authority an amended drawing has been submitted which removes an access to the field from between proposed houses and instead gives an access to the field to the eastern boundary of the development. Following the submission of the amended layout the Highways Authority have no objection to the proposed development.
- 6.4 The objections received are numerous and highlight several points summarised above, the primary concern was the impact of the development on the local highway network. The concerns raised were that the increase in cars using the road would be detrimental to the existing occupiers as the roads are not suitable to accommodate the increase. Concerns were further raised with regards the lack of parking in the area and this being exacerbated by the increase in the volume of cars in the area. A consistent objection to the application is regarding the increase in the volume of traffic and the insufficient highway provision to accommodate the additional traffic. There are also references to the car boot sale which increases traffic to the area and the use of the roads by children during school times. In the absence of objection from the Highways Authority the objections regarding the increase in traffic movements are not deemed sufficient to refuse the application. The previous application for 35 no. dwellings was objected to consistently and strongly on highways grounds as the existing infrastructure was not deemed acceptable to accommodate the increased traffic movement however given the reduction in the size of the application there are no objections from the Highway Authority.
- 6.4 At the time of writing there had been no response received to the consultation sent to the Environment Agency although they as a body would not usually comment on an application of this size as it is not large enough. Consultations have been sent to the relevant department at Norfolk County Council although at the time of writing no response has been received. The applicant has provided information about the drainage and has provided correspondence from the Highways Authority regarding the drainage. The additional comments provided have stated that a survey of the existing drainage system would be required; these additional comments are in accordance with the Local Authorities comments received from consultation which state that a condition would be placed on any grant of permission which would require full details of the on-site water drainage to be submitted prior to commencement of the development. As this is an outline only application these details could be submitted at the reserved matters stage.
- 6.5 There has been further information provided by the applicant with reference drainage stating that water from houses and hard standings can be drained to soakaways.

- 6.6 The planning statement does give information regarding the scale, appearance and materials proposed although as this application is for outline planning permission with only these details, although helpful at this stage to give an idea, are not to be relied upon as they may be subject to change should a reserved matters application be submitted. In addition the applicant has stated that the access as designed will allow for bin collection to be made which will remove the need for a designated kerb side collection at the adopted entrance to the proposed development.
- 6.5 The scheme should be well designed taking account of its surroundings, with careful consideration given to the scale and massing of the buildings in accordance with Saved Local Plan Policies HOU16, BNV20 Emerging Core Strategy Policy CS9. Careful consideration should also be given to whether or not the schemes density appropriately reflects the sites and its surroundings in accordance with Emerging Policies CS3 and CS9. If it is viewed that the development is of poor design and fails to take the opportunities available for improving the character and quality of an area and the way it functions or if the proposal would cause harm to the existing character of the local area then permission should be refused. The applicant has stated that the development could be a mix of dwellings, the proposed dwellings which are in closest proximity to the existing properties could be required to be single story only in order to maintain the character of the area and to prevent any significant adverse effect to the amenities of the occupiers of these properties by overlooking.
- 6.7 Details of the proposed heights of the dwellings have been submitted although it must be noted that these are not part of the application as scale and design shall be decided if this application is approved during the reserved matters application.
- 6.8 There has been an objection to the proposed indicative building types showing maisonettes which indicates that there will be 13 dwellings as opposed to 10. The application is for 10 dwellings only and the indicative housing types are not subject to the application. It is unfortunate that the additional information supplied appears to show additional dwellings however the application is for 10 and this can be reiterated by condition if the application is approved in the interest of clarity.
- 6.9 Another consistent objection is that the current application is that this application, if approved, will allow for further expansion into the remainder of the field. The application in its current form is being assessed and not the potential for further expansion. Should any further application be submitted for future development this will be assessed if submitted. The approval of the current application does not guarantee the future expansion of the site as all applications are decided on merit.
- 6.10 The submitted Planning Statement makes reference to the criterion within the Draft Interim Housing Land Supply Policy (NB: The final Interim Policy was adopted in July 2014) The detail with regards to how some points (such as cycle storage, open space etc.) have been addressed in the final design is inadequate and ambiguous. Additionally no information has been submitted to demonstrate the deliverability and viability of the site. As such the planning application and supporting documents (as currently submitted) do not adequately demonstrate that the criterion within the Interim Policy has been met. However the application is an outline application only and the details to meet the criteria of the Interim Housing Land Supply Policy can be met during the reserved matters stage. The applicant has stated that, in accordance with the Interim Housing Land Supply Policy, that the development could be commenced within two years if approved to meet these policy aims. This can be

adequately conditioned by reducing the time allowed for reserved matters to be applied for and in turn the time that the development be commenced within.

- 6.11 There have been objections to the lack of affordable housing on the site, as the site is under the threshold for the provision of affordable housing this is not being requested. The applicant has agreed, should the development be approved, to pay reasonable contributions to public open space.
- 6.12 The application in the reduced form does not give rise to the same objections as the previous application for 35 no. dwellings and must be assessed on this smaller scale and on individual merit. In the absence of highways and drainage objections the development, as per the above, is assessed against planning policy. It is accepted that the development is outside of the village development limits for Rollesby and that no attempt has been made to comply with policy HOU10 which provides the policy within the Borough Wide Local Plan for development in the countryside however there are other material policy considerations to be taken into account, the emerging Core Strategy, the National Planning Policy Framework and the Interim Housing Land Supply Policy.
- 6.13 There is a national requirement to meet housing targets and produce sustainable development. The development proposed, although not within the village development limits, is adjacent to them and can therefore be assessed as sustainable. The Strategic Housing Land Availability Assessment, as a material consideration, has assessed the site as deliverable and developable. The lack of provision in the village of amenities has been consistently noted by objectors however the village, as designated in the Interim Housing Land Supply Policy, as secondary village capable of some expansion. The assessment carried out as part of the Strategic Housing Land Availability Assessment has identified the close proximity of Rollesby to Martham which has key services accessible by car in addition to the minor services available within Rollesby.
- 6.14 The development as proposed is adjacent to the village development limits for Rollesby and lies in an area which is currently agricultural land that is, given the natural topography of the area, not overly visible from Main Road which is the main road through Rollesby. Although the development would not be completely hidden it would not infringe of the appearance of open countryside to a significant effect. There is further mitigation by the existence of Coronation Avenue, to the north of the application site which is accessed off Main Road.
- 6.15 The appearance and scale of the properties proposed can be assessed, should the current application be approved, in line with the aforementioned policies to seek to ensure that the development does not have a detrimental effect on the character of the area and to ensure a suitable form for the development.

7 Recommendation:-

- 7.1 The recommendation is to approve the application subject to conditions regarding reserved matters to include drainage details, materials, scale, layout, appearance, landscaping, slab levels and further details of parking, turning, access, cycle ways, footways, boundary treatment and all dwellings to be single storey only. In addition a section 106 agreement with regards open space shall be sought.

Meadow Way



UPRN:



GREAT YARMOUTH
BOROUGH COUNCIL
Planning and Business Services
Enforcement

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Date: 15/06/15

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Application Ref	06/15/0132/O
Proposal	10 dwellings including access
Location	Meadow Way (Land Off), Rollesby

Case Officer	Miss G Manthorpe	Strategic Planning Officer	Mr K Balls
Date Received	13/04/2015	Date Completed	29/04/2015

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

Note – 29 April 2015

The outline planning application is a revised submission of a previous outline planning application for no. 35 dwellings, refused on 19 December 2014. The current planning application is for a smaller area of development and reduced quantum of houses (10 dwellings).

Although the revised planning application differs from the previous in so much that it is of a smaller size, comes under the affordable housing threshold and includes revised information on highways visibility and an addendum to a revised strategic flood risk assessment (SFRA), the general premise of the proposal in terms of overall layout and design is unchanged. Therefore comments related from a strategic planning perspective remain unchanged, albeit for affordable housing provision, and are presented below:

NB: it is worth considering that should outline consent be given, there is the possibility that smaller planning applications, below 11 dwellings a piece, may be submitted, thereby circumventing any affordable housing being provided on site.

National Policy

National Policy: National Planning Policy Framework (NPPF)

The core planning principles set out in the NPPF (Para 17) encourage local planning authorities to always seek to secure high quality design and a good standard of amenity for all existing and future occupants. Para 64 goes on to state that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Para 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and

Para 54 states that in rural areas... local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs. In addition, Para 55

...es that to promote sustainable development in rural areas new housing should be located where it will enhance or maintain the vitality of rural communities.

Planning Practice Guidance (PPG)

Agricultural Land

The NPPF expects local planning authorities to take into account the economic and other benefits of the best and most versatile agricultural land. This is particularly important in plan making when decisions are made on which land should be allocated for development. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

Local Policy

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

National Planning Policy Framework Paragraph 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, the closer that the policy in the Local Plan is to the policies in the NPPF the greater the weight given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001, and the most relevant policies were 'saved' in 2007.

The Saved Policies listed have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.

Policy HOU9: states that developer contributions will be sought to finance the facilities required as a direct consequence of new development.

Policy HOU10: states that dwellings in the countryside to only be permitted in connection with agriculture, forestry, organised recreation or expansion of existing institutions.

Policy HOU15: states that all proposals for new dwellings will be assessed according to their effect on residential amenity, character of the environment and traffic generation.

Policy HOU16: requires a high standard of layout and design for all housing proposals.

Policy HOU17: requires housing developments to have regard to the density of the surrounding area.

Policy NNV2: states that new development on land identified as 'Landscape Important to the Broads Scene' should only be permitted where it would not have a significant impact on the important landscape character and built form of the area.

Policy NNV5: states that new development on land identified as 'Landscape Important to the Setting of Settlements' should only be permitted where there is an essential need or the development would not impinge on the separation of settlements.

Policy NNV16: states that development on land regarded as the best and most versatile land i.e. grade 1, 2 or 3A will not be permitted unless it can be demonstrated that there is no other suitable site and that the lowest possible classification has been used

Policy BNV15: Notes that the design of new estate layouts should aim to minimise incidents of burglaries and other crime.

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

Policy INF12: States development will only be permitted where it can be properly serviced or if it is agreed that these services will be provided prior to development starting.

Policy TCM13: Development will not be permitted where it would endanger highway safety or the functioning of the highway network. Policy includes requirement for a Traffic Impact Assessment in appropriate cases.

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.

The Core Strategy is currently at the Examination Stage and has undergone several rounds of public consultation; as such it is a material consideration. All of the Emerging Policies listed have received few objections and unresolved objections are not considered to be likely to have a significant bearing on the strategy of plan. These policies therefore should be accorded significant weight as a material consideration in decision making.

Policy CS1: supports the NPPF's presumption in favour of sustainable development, ensuring that the Council will take a positive approach working positively with applicants and other partners. In addition the policy encourages proposals that comply with Policy CS1 and other policies within the Local Plan to be approved without delay unless other material considerations indicate otherwise.

Policy CS2: states that approximately 5% of all new residential development (approximately 152 new dwellings over the plan period) should be located throughout the Secondary and Tertiary Villages which include Rollesby.

Policy CS3: sets out criteria for ensuring a suitable mix of new homes. This includes ensuring that designed layout and density of new housing reflects the site and surrounding area. Policy CS3 also encourages all dwellings including small dwellings, to be designed with accessibility in mind providing flexible accommodation.

Policy CS9: sets out sets out the broad design criteria used by the Council to assess applications. Points a), c) f), and h) should be specifically considered in relation to this application to ensure that the proposed design reinforces local character, promotes positive relationships between existing and new buildings and fulfils the day to day needs of residents including the incorporation of appropriate parking facilities, cycle storage and storage for waste and recycling in the final scheme.

Policy CS11: sets out the Council's approach to enhancing the natural environment. Consideration should still be given as to how the design of the scheme has sought to avoid or reduce negative impacts on biodiversity and appropriately contributes to the creation of biodiversity in accordance with points f) and g). The impact upon the character of the Broads and the wider areas landscape character should also be considered in accordance with points c) and d).

Policy CS14: states that all developments should be assessed to establish as to whether or not any infrastructure or infrastructure improvements are required to mitigate the impacts of the development.

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 including the requirement for all major developments to reduce carbon emissions by 10% (over the requirements set by building regulations).

Other material considerations

Interim Housing Land Supply Policy

The Interim Housing Land Supply Policy seeks to facilitate residential development outside but adjacent to development limits by setting out criterion to assess the suitability of exception sites. The criterion is based upon policies with the NPPF and the emerging Core Strategy and has been subject to public consultation. The Interim Policy was adopted by Full Council in July 2014.

It should be noted that the Interim Policy will only be used as a material consideration when the Council's Five Year Housing Land Supply utilises sites identified in the Strategic Housing Land Availability Assessment (SHLAA). As at April 2014, the Council has a 7.04 year housing land supply which utilises sites within the SHLAA as such the Interim Policy can be used as a material consideration in the determination of planning applications.

Strategic Housing Market Assessment, 2013

The Strategic Housing Market Assessment (SHMA) provide a good indication of how the boroughs housing stock reflects the market demand for specific types and sizes of properties and how the stock profile aligns with future requirements. Going forward the SHMA suggests that target proportions for new housing in terms of tenure and dwelling size should seek to ensure that there is a sufficient range of accommodation to adequately house each household type and balance the housing stock. The precise requirements for tenure, size and type of housing units should be negotiated on a site-by-site basis to ensure that schemes reflect the latest evidence of need, having regard to affordable housing typology and the viability of individual sites.

Strategic Planning Recommendation

Loss of agricultural land

The application site is located in an area designated as Grade 1 Agricultural Land. The NPPF states that where development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality. The majority of open land adjacent to Rollesby is classified as Grade 1 Agricultural Land, with adjacent land not designated as Grade 1 or 2 Agricultural Land

ated in close proximity to the Broads and designated nature conservation sites. As such, while the loss of agricultural land in this location is regrettable it would on balance appear to be sequentially favorable when considering other potential sites in and around Rollesby.

Suitability of site for new housing development

Emerging Core Strategy Policy CS2 states that approximately 5% of all new residential development over the plan period should be in the Secondary and Tertiary Villages. Rollesby is identified as a Secondary Village, therefore a small amount of new residential development in the village could be deemed appropriate assuming that the level of growth is proportionate to the availability of relevant services/infrastructure and the scheme is well related to the existing built development.

The proposed development site is outwith the village development limits of Rollesby as such residential development in this location would only be deemed acceptable if the applicant has sufficiently demonstrated that the requirements of Saved Policy HOU10 have been met or where other material considerations such as the adopted Interim Housing Land Supply Policy or the NPPF indicate that new development in this location would fulfil local need and help to create sustainable, inclusive and mixed communities.

Saved Policy HOU10 states that dwellings in the countryside should only be permitted in connection with agriculture, forestry, organised recreation or expansion of existing institutions, the proposed scheme of 10 dwellings is not in accordance with Saved Policy HOU10. The proposal is also not in accordance with Para 54 or 55 of the NPPF as the scheme does not address rural worker housing needs, is not a brownfield site and there is no evidence to suggest that the proposed dwellings will be of exceptional quality or of an innovative design.

With regards to other material considerations it is noted that the submitted Design and Access Statement makes reference to the criterion within the Draft Interim Housing Land Supply Policy (NB: The final Interim Policy was adopted in July 2014) but the detail with regards to how some points (such as cycle storage, open space etc.) have been addressed in the final design is inadequate and ambiguous. Additionally no information has been submitted to demonstrate the deliverability and viability of the site. As such the planning application and supporting documents (as currently submitted) **DO NOT** adequately demonstrate that the criterion within the Interim Policy has been met.

If the applicant can satisfactorily demonstrate that the criterion within the Interim Policy have been met then the principle of residential development in this location may be acceptable providing that the application also complies with the following more generalised policies, which include:

- Ensuring that the scheme is well designed and takes account of its surroundings, with careful consideration given to the scale and massing of the buildings in accordance with Saved Local Plan Policies HOU16, BNV20 Emerging Core Strategy Policy CS9. Careful consideration should also be given to whether or not the schemes density appropriately reflects the sites and its surroundings in accordance with Emerging Policies CS3 and CS9. If it is viewed that the development is of poor design and fails to take the opportunities available for improving the character and quality of an area and the way it functions or if the proposal would cause harm to the existing character of the local area then permission should be refused.
- Ensuring that the development does not cause a significant adverse impact on the amenities of occupiers or neighbouring residents and does not have a negative impact on the character of the area in accordance with Saved Local Plan Policies HOU15 and

Emerging Policy CS9, this includes ensuring that the development provides an appropriate amount of car parking and adequate storage for bins and bicycles.

- 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 contributions are sought for any infrastructure or infrastructure improvements that are required to mitigate the impacts of the development this includes but is not limited to community, health and educational facilities and open space contributions in accordance with Emerging Policy CS14.

Public Rights of Way

The proposed development does not appear to affect public footpaths No 2 or No 3 Rollesby. If approved it should be noted that no part of the development should overhang or encroach onto either public right of way.

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

Your Ref: 06/15/0132/O
Date: 12 May 2015

My Ref: 9/6/15/0132
Tel No.: 01603 223274
Email: graham.worsfold@norfolk.gov.uk

Dear Gemma Manthorpe

**Rollesby: Erection of 10 dwellings
Land off Meadow Way, Rollesby**

Thank you for your consultation regarding the above application.

You'll be aware that previously the Highway Authority raised concerns regarding the redevelopment of the entire field and in response to 14/0381 recommended refusal.

It is recognised that the current application significantly reduces the number of dwellings proposed and the Highway Authority accepts the likely residual impacts of this smaller scale development are such that a highway objection is likely to be difficult to substantiate.

Notwithstanding the above the Highway Authority would recommend against agricultural access directly through residential development (as indicatively shown on drawing P0118-SK01B) and that the detailed layout of the site should be such that further phases cannot be added.

Should your Authority support the application in order to encourage access by public transport the Highway Authority would recommend a £3000 contribution be secured (via S106) for the upgrading of the existing bus stop on A149 (west of the junction with King Georges Avenue - the nearest stop to the site) to DDA compliance.

In addition to the above contribution it is recommended the following conditions and information be appended to the consent notice:

SHC 05 (Variation)

Prior to the commencement of the development hereby permitted full details (in the form of scaled plans and / or written specifications) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority to illustrate the following: -

- i) Roads, footways, cycleways, foul and on-site water drainage
- ii) Access arrangements
- iii) Parking provision in accordance with adopted standard.
- iv) Turning areas

Yours sincerely

Graham Worsfold

Assistant Engineer Estate Development
for Executive Director for Community and Environmental Services

GREAT YARMOUTH BOROUGH COUNCIL

To: PARISH COUNCIL

From: Group Manager (Planning)

Date: 9th April 2015

PARISH: Rollesby 13
APPLICATION: 06/15/0132/O
PROPOSAL: 10 dwellings including access
LOCATION: Meadow Way (Land off) Rollesby GREAT YARMOUTH Norfolk
AGENT: Badger Building (E.Anglia) Ltd
Stanley House Stanley Street LOWESTOFT NR32 2DZ
APPLICANT Badger Building (E.Anglia) Ltd
Stanley House Stanley Street LOWESTOFT NR32 2DZ
CASE OFFICER: Miss G Manthorpe

I attach for your attention a copy of the application form and plans in respect of the above proposal. This is a Potential Delegated application.

Please let me have any comments you wish to make by 30th April 2015

Comments:

Please see attached comments

Annette Collins
Rollesby Parish Clerk
25th April, 2015



ROLLESBY PARISH COUNCIL

Planning application 06/15/0132/O
10 dwellings including access
Meadow Way (land off) Rollesby

The Parish Council wish to make the following objections.

Our comments made on the previous planning application in June last year apply to this application and are attached.

Although this application has been reduced in number of dwellings from 35 to 10 there is potential for more development in the future should this application be approved.

There is still concern regarding whether the drainage system would be able to cope with this development after experiencing serious flooding in Low Road last June.

The decisions to refuse planning permission last time should apply to this application, namely inadequate visibility splays at the junction of King Georges Avenue and the A149 Main Road giving safety concerns with an increase in traffic using this junction. The site being located outside of the village development limits for Rollesby and it has not been demonstrated that the development will not increase the offsite flood risk.

As with the last application the Parish Council support all the Parishioners objections and consider that this application should also be refused.



ROLLESBY PARISH COUNCIL

Planning application 06/14/0381/O

Residential development 35 dwellings including access

Meadow Way (Land off)

The Parish Council wish to make the following comments -

1. The only access to this plot of land is from Meadow Way between bungalows each side of the road. This is an estate road built in the 1960s and as such the entrance to this field is narrow and it would not be possible for two cars to pass at this point.
2. Refuse collection vehicles, oil tankers etc. and more importantly emergency vehicles would not be able to access the site if cars were parked in Meadow Way.
3. The planning application suggests there will be two cars per property. With some of the properties certainly having more than two cars depending on the size of the family this could result in an extra 70 vehicles. The local road network currently has severe problems with vehicular movements with egress from King Georges Avenue onto the main A149 being very difficult and dangerous despite the 30mph speed limit on that road, especially during the morning and evening and during school term times. Has NCC Highways Department been consulted on this application regarding the extra traffic that would result and considering the closeness of this junction with Rollesby Primary School and Nursery.
4. There is concern that the drainage system would not be able to cope with the extra housing. Is there sufficient capacity for additional soil drainage? Has this been confirmed by Anglian Water? All existing soil drainage in the area is taken into the pumping station in Low Road. This drainage system and pumping station was installed late 1960s. Last year this pumping station had to be emptied on a daily basis by a tanker for several weeks due to problems further down the system. There is no mention in the application of surface water drainage from the additional road system, currently the existing estate roads are drained into the dyke network at the junction of Meadow Lane with Low Road. The dyke system has only been cleaned out once in the last fifty years.

This proposal is overdevelopment of a rural area with no convenient access to key facilities e.g. shops, doctors surgery, or public transport.

It is also noted that the application form indicates 33 dwellings but the outline plan shows 35 dwellings.

In conclusion, the application should be refused.

MEMORANDUM

From Environmental Health

To: Planning & Development Department
Attention: Miss G. Manthorpe
cc: Building Control

Date: 1 May 2015

Our ref: SRU/061950 Your ref: 06/15/0132/O

Please ask for: Aidan Bailey-Lewis Extension No: 616

PROPOSED DEVELOPMENT OF 10x DWELLINGS AT LAND OFF MEADOW WAY ROLLESBY GREAT YARMOUTH

Land Contamination:

The submitted Phase 1 Contaminated Land Report (Desk Study) is insufficient. The report lacks depth and detail of information pertaining to the historical use of the proposed site. It also lacks supporting evidence.

Therefore a new desk study should be carried out in line with best practice at the time of submitting the report. The report shall be produced by a person who is suitably qualified to produce contaminated land reports.

Information on producing desk studies is given in:

- BS10175: 2011 'Investigation of Potentially Contaminated Sites – Code of Practice,
- CLR 11 'Model Procedures for the Management of Contaminated Land'
- CIRIA C552 'Contaminated Land Risk Assessment a Guide to Good Practice'
- Environment Agency/NHBC R&D 66 Guidance for the safe development of housing on land affected by contamination.



If planning consent is granted then the following conditions should be listed

Hours of Work:

Due to the close proximity of other residential dwellings the hours of operation should be restricted to:-

- 0730 hours to 1800 hours Monday to Friday
- 0830 hours to 1330 hours Saturdays
- No work on Sundays or Bank Holidays.

Local Air Quality:

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.

Advisory Note

The applicant is strongly recommended to advise neighbouring residential occupiers of the proposals, together with contact details in the event of problems.



Aidan Bailey-Lewis MSc MCIEH
Environmental Health Officer

Jill K. Smith

06/15/017210

Subject:
Attachments:

FW: Badger Building Ltd - Land at Rollesby Norfolk - File Ref: 116745.1434 BB
2F9B3A_Groundsure - Enviro Search.pdf; 2F9B3A_1_Groundsure - Enviro Search.pdf;
2F9B3A_2_Groundsure - Enviro Search.pdf; 2F9B3A_3_Groundsure - Enviro Search.pdf

Hi Jill/ Gemma

The supporting information is satisfactory and confirms the applicants statement in their previously submitted Phase 1 Study that the land presents a very low risk of contaminants being present on or significantly close to the site. As far as I am concerned there is no requirement for the applicant to proceed to a Phase 2 Site Investigation.

There should be the caveat included stating: "If any contamination is found during the land clearance or construction phase of the development then work is to cease to permit further site investigation"

Regards

Aidan Bailey-Lewis MSc MCIEH
Environmental Health Officer
Great Yarmouth Borough Council.
01493 846616
abl@great-yarmouth.gov.uk

Website: www.great-yarmouth.gov.uk

Correspondence Address: Town Hall, Hall Plain, Great Yarmouth, Norfolk NR30 2QF

ACK'D
01/5/15

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

30 King Georges Avenue,
Rollesby,
Norfolk, NR29 5 EN



29.04.14

Great Yarmouth Borough Council
Customer Services

01 MAY 2015

Group Manager. Mr Dean Minns.

Dear Mr Minns,

Ref: Planning Application 06/15/0132/O- 10 Dwellings with Access

Further to this planning application I write to confirm my **OBJECTION** to this proposed "Market Housing Only" development proposed by Badger Building (E Anglia) Ltd and promoted by the current Land Owner and Agents.

This will be the second attempt by this consortium to pressurise the planning system after the first attempt was unanimously rejected, by the Parish Councillors, Planning Officer, Development Control Committee and like minded Rollesby Villagers.

This Secondary village with little amenities is a Rarity in the Borough which as a villager I like, as it is Not "pock marked" or blighted by 21st Centaury commuter infill housing of "bland and unimaginative design".

This infill development is OUTSIDE the village boundary and brings NO ADDED Value or Amenities to the village but only "over stresses" the existing infrastructures and community due to its location.

I would also like to comment as follows and consider that:

- This proposed development is Outside the village boundary and the land is listed as Grade1 Farmland as well as being Greenbelt. Both of these are protected by the National Planning Framework and the Local Plan.
- The House Commons Communities and Local Government Committee on the Operation of the National Planning Policy Framework – Fourth Report of Session 2014 – 2015 dated 9 December 2014 where highly critical of developers pressurising Local Planning Authorities in "giving up" Farmland and Greenbelt. This committee has recommended that the Government strengthen this Framework with immediate affect to add Clear and Defined Responsibilities and a Code of Conduct that Developer's will have to adopt to prevent the abuse that is currently rampant for the easy option of building on Farmland and Greenbelt. Cheap build costs and high profits.
- The proposed development is within 500m of the Broads Authority National Park boundary. This Authority will be affected by the additional

discharge of Highway storm water drainage in a sensitive area that is already prone to flooding.

- The revised application of 10no dwellings is similar to layout as the previous application (06/14/0381/O) for 35no dwellings that was refused. This new layout dissects this farmland making the remaining farmland almost unviable for farming. This application or future applications could be revised to 30 no dwellings as indicated RO003-GYBC Strategic Housing Availability Assessment – 2014 Update deliverability yield.
- This parcel of land RO003 was “Up Graded” by GYBC – Strategic Housing Availability Assessment – Update 2014 FROM: Not Currently Developable > Deliverable or Developable with a potential yield of 30no dwellings. It would appear that this Update was co incidental with the previous application or it was just “bad timing”!
- It should also be noted that two other parcels of land RO04 (Land adjacent Romney Close (Yield - 15no. Dwellings) and RO006 (Land adjacent Sowell’s Farm (Yield 15no. Dwellings) where also upgraded as RO003.
- The builder has NOT volunteered any Section 106 Contributions UNLESS PROVEN.
- As a major planning application 10 or more there is NO Affordable Housing in the scheme with is currently set at 20% in the Northern Villages. There is also NO PROVEN demand for housing in the village as currently there is 13 -15 properties of various size, type and price range. These proposed dwellings are “top end” Commuter type and style properties.
- **The proposed housing mix consists of :**

Plots 1.5& 8 = Kenninghall. This is a 1bed ground floor Maisonette with a Mattishall 1bed 1st floor Maisonette above.

Plots 2,4 &7 = Ellingham. This is a 4bed Detached House.

Plots 3 = Yoxford. This is a 4bed Detached House.

Plot 6 = Blythburgh. This is a 4bed Detached House.

Plot 9 & 10 = Flixton. This is a 3bed Detached Bungalow.

THIS MIX = 13no DWELLINGS. THE APPLICATION IS INCORRECT. The TRAFFIC REPORT by ROSSI LONG Consulting IS INCORRECT.

- The proposed road layout and plots 9 and 10 appointments and access makes it virtually impossible for farm equipment to access the farmland, especially as access is required 24/7 - 365 days a year without appointment!
- Road Traffic Safety through the existing estate has not been addressed by the builder, land owner and agent. This village has inadequate public transport. The builder has proposed 2no cars per dwelling. There is NO Contingency for current and future transport and access needs.
- The builders Traffic Report (Rossi Long Consulting) for 10 dwellings is “defunct” as the land is increasing developed to its future potential

yield. A major road incident at the junction of King Georges Avenue and A149 Main Road is waiting to happen. At peak times including school pick ups, existing villagers can queue and wait between 5 to 10 minutes to exit the estate. It also states that traffic will use Court Road at its narrowest point is only 1 car width!!!!!! It is also obvious that the Saturday Car boot has NOT BEEN CONSIDERED.

- Safety Vehicle access to the existing estate will also be compromised by the additional road use that will come from this proposed development. The existing estate road networks of King Georges Avenue, Meadow Way, Meadow Lane, Court Road and Low Road can barely cope at this moment due to carriage way restrictions.
- Storm water flooding has not been addressed by the builder, landowner and agent. The builder proposes utilising the existing storm water road drainage. This currently discharges into the Rollesby Broad headwater marshland adjacent to Court Road and Low Road and during prolonged rain fall periods FLOODS. This is an ECO Environment System with little or no defined ditches that are easily cleared by "others" as recommended by the builder in his planning statement: What are the Broads Authorities views?
- The land owner has not maintained the existing storm water sumps and drainage channel in field which are in the rear garden boundaries of proposed plots 1 and 5. These sumps have "flooded over" previously and have given rise to flash surface flooding to existing adjacent properties in Low Road. There would appear to be no long term management of this system by this Land Owner.
- There is NO statement regarding foul water flooding that occurs in Court Road and Low Road when the existing system is stressed.
- The builder has dismissed the existing mature trees and hedge row that are to the boundaries of the development. These may have the potential of boundary disputes as the new proposed houses will be for majority of the day in their shadow.
- The proposed houses are out of context with surrounding bungalow roof line and will add unnatural features to the rural landscape such as a 2m close board fence as previously required by Secure by Design to the public footway and possibly across the width of the remaining field. This proposed development will be "stockaded" and seen for miles.
- There will be Environmental Pollution given the level of street lighting required.
- This natural and wild habitat of this farmland/greenbelt will be at risk due to this Environmental Pollution and will also have an adverse affect on the villagers adjacent to this development.
- Existing adjacent properties will be OVERLOOKED by the proposed houses. With roof pitches of 40° as detailed "Room in the Roofs" will be a future cheap extension option for any new property owner.
- The builder has NOT published with this Outline Planning Application a Construction Phase Management, Traffic Management Plan and Environmental Plan to Safe Guard the existing community and neighbourhood for Public Scrutiny.

... conclusion this proposed develop is UNSUSTAINABLE: Needing Farmland and Greenbelt Land to build on, Home owners using private cars to access and egress the properties and has an Environmental Impact on the Rural Landscape and Wildlife. It also brings NO Amenity Value or Employment to village and serves ONLY AS A COMMUTTER HOUSING.

THIS APPLICATION IS INCORRECT WITH 3no ADDITIONAL HOMES BEING ADDED IN THE MIX. IT SHOULD AGAIN BE REJECTED

Yours S:

Clive Braybrooke.

Miss E Moore .Mr S Laxon

24 meadow way,
Rollesby,
Gt yarmouth,Nr295ha

ACK'D
30/4/15

planning services,
Development control,
Application 06/15/0132/0

Dear sir or madam

I am writing to you as we have heard that badger building have put in a Planning application for 10 dwellings on Grade A arable land off Meadow way Rollesby.

The access road leading to the proposed site is very narrow and you would struggle to pass another vehicle on this road,the junction of king George's and the main road would not be safe for extra volume of traffic due to volume and speed of passing traffic,king George avenue is also narrow and very often congested with cars parking on verges,Flooding is a big concern as well as last year properties on low road During the summer had many inches of rain water flooding in there gardens Running off the designated field.

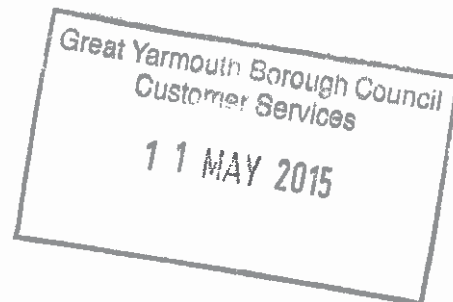
Yours sincerely



Great Yarmouth Borough Council
Customer Services

29 APR 2015

12/5/15
Homelea,
Main Road,
Rollesby,
Great Yarmouth,
Norfolk,
NR29 5EQ



F.A.O. Miss G Manthorpe,
Planning Department,
Great Yarmouth Borough Council,
Town Hall,
Hall Plain,
Great Yarmouth,
NR30 2QF.

4th May 2015.



Dear Miss Manthorpe,

Re: Planning application 05/15/0132/O

I am writing to object to the Planning application for land off Meadow Way Rollesby, Great Yarmouth, by Badger Builders (E Anglia) Ltd.

I am joint owner of a bungalow at 20 King Georges Avenue, Rollesby, Great Yarmouth. I have seen the plans submitted by the builders and I object to these plans on the following grounds;

- Our village has few facilities, no shop or post office and limited bus service therefore a car is essential for work, shopping schools etc.
- The traffic will increase along King Georges Avenue which is quite a narrow road, as the main exit will be the junction with the A149 main road. This is a busy road and despite a 30 mph speed limit, care must be taken when exiting the junction especially when turning right (east) toward Great Yarmouth as you need to pull out to see if the view to your left (west) is clear and safe.
- There is the village school and the playing field on the main road. The playing field is directly opposite this junction and parking is always a problem here at school times. Also on Saturdays when there is a car boot sale held in the playing field grounds. Parking causes obstructions and narrowing the main road considerably well pass this junction, making it even more difficult to exit.
- Pedestrians, particularly children frequently cross over the main road near this junction to use the opposite footpath for the bus stop, village school and playing field.
- Parking along King Georges Avenue at such busy times increases and can cause delays and drivers become impatient.
- The other exit would be at the junction of Court Road and the A149 main road. This is a very dangerous junction in bad weather and a difficult one in good weather. Court Road has a slope, the junction is on a curve in the road. The view from the left (west) is not good and when cars are parked in front of the hair dressers on the main road they can block part of the view, plus overtaking cars (from the west) do not always realise that the junction is there. The view to the right (east) towards Great Yarmouth is also on a bend, with a second junction from Rollesby Gardens Cul-de-Sac on the same side of the road. Cars waiting to

Homelea,
Main Road,
Rollesby,
Great Yarmouth,
Norfolk,
NR29 5EQ

pull out from here obstruct the view from Court road.

- I also object on the ground of the water and sewage system. Having had blocked drains at this property on King Georges Avenue, and elsewhere in the village I feel very strongly that these extra buildings will be far too much for the infrastructure to cope with. As Rollesby is a broadland village I would be deeply concerned about damaged and pollution that may result from this development to flora, fauna and wildlife that are found in the unique eco-system of the broads.
- Having seen the purposed plans I note that an access is left for the remaining field. This I firmly believe is being done with intentions for further planning applications in the future.

Finally having lived in Rollesby village for almost thirty years I have seen many new homes built in and around the village. It is not progress that I object to, but these purposed dwelling are in the wrong place and I feel it would do more harm than good to our village.

Yours sincerely,

Maria Swatman (Mrs)