

**Reference:** 06/17/0726/F

**Parish:** Hemsby

**Officer:** Mr J Beck

**Expiry Date:** 22-05-2018

**Applicant:** Mr Gillett

**Proposal:** Change of use to the stationing of 25 no static holiday caravans with associated works and planting

**Site:** Sundowner Holiday Park  
Newport Road  
Hemsby

## REPORT

### 1. Background / History :-

1.1 The application site is to the west of Sundowner Holiday Park on Newport Road measuring 1.2 hectares. The land is largely open grassland with landscaping to the boundaries. The previous use of the site was a golf course, but it has fallen into disuse. Sundowner Holiday Park itself to the east of the site is an established caravan and chalet park with 408 chalets 164, static caravans and recreational facilities. To the west of the site is agricultural land.

1.2 The application is to change the use of part of the land to site 25 additional caravans in a circular pattern. The proposal will involve associated works such as the installation of the access roads and the formation of areas of landscaping. The site accesses off an existing access and joins an extension to the caravan park which was approved by committee in 2015 for 16 caravans and play space.

1.4 Planning History:

06/98/0885/F – Extension to form function room, bar, toilet and facilities. Approved with conditions. 20-01-1999

06/99/1043/F – Renewal of planning permission for existing use as a touring caravan and tenting site. Approved with conditions. 11-02-2000

06/00/0298/F – Change of use of land to form touring caravan site for 20 caravans with permanent toilet/shower block. Approved with conditions. 01-06-2000

06/00/0419/CU – Use of caravan as sales office, use of part of land as caravan display and temporary storage. Approved with conditions. 17-07-2000.

06/02/0659/F – Renew 06/00/0419/CU for use of caravan as sales office, use part of the land as caravan display and temp storage. Approved with conditions. 09-09-2002

06/03/0085/F – Demolish swimming pool building, formation of new roads and 25 static holiday use caravan bases. Refused. 25-04-2003

06/03/0476/F – Demolition of swimming pool building, formation of new roads and twenty two holiday use caravan bases. Approved with conditions. 07-07-2003

06/07/0979/F – Retention of 2.4 metre high paling fences to boundary. Approved with conditions. 04-01-2008

06/08/0737/F – Proposed extension to holiday park incorporating 155 caravans and landscape enhancements. Withdrawn. 09-12-2008

06/11/0191/CU – Retrospective application for change of use from golf course car park to caravan sales and display area. Approved with conditions. 26-05-2011.

06/11/0810/F – Demolish existing building amend internal roadways, form additional car park and add 11 additional caravan bases. Approved with conditions. 07-02-2012.

06/13/0310/F – Renewal of planning permission 06/11/0191/CU – use of golf course car park to caravan sales and display area. Approved with conditions. 11-07-2013

06/14/0276/F – 16 no static holiday caravans and associated parking and internal roadways to under-use land. refused. 10-07-2014

06/15/0448/F – 16 no static caravans with associated parking, internal roads and play area . Approved with conditions. 05-10-2015

06/15/0784/CD – 16 static holiday caravans with associated parking, internal roads and play area- DOC 3 re PP 06/15/0448/F. Approved with conditions. 25-10-1990

## **2. Consultations :-**

All Consultations are available to view on the website.

2.1 Parish Council – No objection. Would be welcomed as an addition to tourist base.

2.2 Highways – No objection.

2.3 Building Control – No objection.

2.4 Essex and Suffolk Water – No objection subject to condition that appropriate connections are established.

2.5 Lead Local Flood Authority – Below size threshold to comment

2.6 Natural England – No objection subject to mitigation measures in the form of financial contributions to Natura 2000.

## **3. Policy and Assessment:-**

### **3.1 Local Policy :- Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):**

3.2 Paragraph 215 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.

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

### 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 Adopted Core Strategy:**

#### 3.7 CS8 – Promoting tourism, leisure and culture

A) Encourage and support the upgrading, expansion and enhancement of existing visitor accommodation and attractions to meet changes in consumer demands and encourage year-round tourism

D) Maximise the potential of existing coastal holiday centres by ensuring that there are adequate facilities for residents and visitors, and enhancing the public realm, where appropriate

E) Support the development of new, high quality tourist, leisure and cultural facilities, attractions and accommodation that are designed to a high standard, easily accessed and have good connectivity with existing attractions

J) Ensure that all proposals are sensitive to the character of the surrounding area and are designed to maximise the benefits for the communities affected in terms of job opportunities and support for local services

I) Protect rural locations from visitor pressure by ensuring that proposals for new tourist, leisure and cultural facilities are of a suitable scale when considering relevant infrastructure requirements and the settlement's position in the settlement hierarchy, in accordance with Policy CS2

M) Protect environmentally sensitive locations, such as Winterton-Horsey Dunes Special Area of Conservation (SAC), from additional recreational pressure by seeking to provide facilities to mitigate the impact of tourism. In addition, the Council and its partners will seek to develop a series of 'early warning' monitoring measures which will be set out in the Natura 2000 Sites Monitoring and Mitigation Strategy along with the identified mitigation measures

### 3.8 CS9 – Encouraging well designed distinctive places

A) Respond to, and draw inspiration from the surrounding area's distinctive natural, built and historic characteristics, such as scale, form, massing and materials, to ensure that the full potential of the development site is realised; making efficient use of land and reinforcing the local identity

B) Consider incorporating key features, such as landmark buildings, green infrastructure and public art, which relate to the historical, ecological or geological interest of a site and further enhance local character

C) Promote positive relationships between existing and proposed buildings, streets and well lit spaces, thus creating safe, attractive, functional places with active frontages that limit the opportunities for crime

D) Provide safe access and convenient routes for pedestrians, cyclists, public transport users and disabled people, maintaining high levels of permeability and legibility

F) Seek to protect the amenity of existing and future residents, or people working in, or nearby, a proposed development, from factors such as noise, light and air pollution and ensure that new development does not unduly impact upon public safety

### 3.9 CS11 – Enhancing the Natural Environment

B) Working in partnership with relevant nature conservation organisations to ensure that protected species, such as Little Terns, are adequately protected from any adverse effects of new development. This includes the preparation of the Natura 2000 Sites Monitoring and Mitigation Strategy and ensuring assessment of development proposals in the vicinity of the colonies

C) Relevant development will be required to deliver the mitigation measures identified in the Natura 2000 Sites Monitoring and Mitigation Strategy. This document is being prepared and will secure the measures identified in the Habitat Regulations Assessment which are necessary to prevent adverse effects on European wildlife sites vulnerable to impacts from visitors

### **3.10 National Planning Policy Framework:**

Paragraph 28. 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 rural 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 appropriate locations where identified needs are not met by existing facilities in rural service centres; and
- Promote the 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.

### **3.11 Strategic Planning**

Strategic Planning were consulted and it is considered that the proposal is broadly in compliance with the policies listed above and emerging policies subject to

appropriate mitigation measures being sought. In this instance in the form of Natura 2000 contributions.

#### **4. Appraisal:**

4.1 The application site is located to the south of Newport Road with the Sundowner Holiday Park positioned to the east measuring 1.2 hectares. Sundowner Holiday Park is formed of a mix of caravan and chalet accommodation. To the north is an area of both holiday and residential uses. To the south is a previously approved (2015) extension to the holiday park . This area is for the siting of caravans, of which there were a handful in situ at the time of the site visit. The wider character of the area is predominantly defined by tourism uses and the areas to the north and east are designated as primary holiday areas in accordance with the saved Local Plan.

4.2 The site itself is largely vacant grassland with boundary treatments to the north, east and west. The site was previously used as a golf course, but the golf course appears to have been vacant for a number of years. The site is outside the primary holiday area.

4.3 The proposed development is for an additional 25 static holiday caravans with associated works. The layout will be largely circular in a pattern similar to the approved caravan extension to the south. The site will access through the 2015 approved extension and the access roads will form a figure of eight pattern. The development will also provide areas of planting and open space.

#### **5.0 Assessment**

5.1 The location of the development is considered acceptable in principal. The Strategic Planning team were consulted and they have provided support for the development stating that the proposal is broadly policy compliant subject to suitable habitat mitigation (see paragraph 5.6). Although the proposal is not within the primary holiday area, it is immediately adjacent and relates well to an established holiday park. The proposed site is to the front adjacent to Newport Road meaning it is between Newport Road and the extension of the holiday park approved in 2015. This means the proposal could represent an infill.

5.2 In accordance with policy TR15 and the provisions of policy CS8 of the adopted Core Strategy policy seeks to encourage the upgrading and improvement of the tourism offer. Criteria B and C of policy TR15 states that the layout should be integrated, sympathetic to its surroundings and arrayed in small groups with

adequate spacing and open space. The proposal adjoins the previous approved expansion in an integrated fashion and relates satisfactorily to the existing caravan park. In addition it is relatively low density with areas of open space positioned around it. The occupiers to the development will have access to the facilities within the park itself and to the nearby holiday uses off site.

5.3 The application provides an upgrade to the existing holiday accommodation in a relatively attractive location. The proposal is considered compliant to part A and D of policy CS8 of the adopted Core Strategy.

5.4 The site contains a large amount of landscaping already in situ including planting against the existing metal boundary fencing and established hedgerows to the west, east and to the north. The existing planting is largely considered acceptable in screening the site from view. From Newport Road the extension will have a limited impact upon the street scene, although it will be partially visible above and through the hedge line. The applicant has stated within the design and access statement submitted with an application there will be additional new hedges within the site to create additional separation. Accordingly the landscaping details are considered broadly acceptable, subject to a condition ensuring full details are received. The condition will also ensure the retention of the hedging along the western boundary which is not shown on the plans

5.5 The access is deemed to be acceptable. The proposal will not create a separate access off Newport Road and will instead adjoin internally into the existing site. The Highway Authority was consulted and they have raised no objections.

5.6 Owing to the proximity of the application site to areas of international biodiversity importance (designated Natura 2000 sites), Natural England was consulted. In response, Natural England stated that it does not object to the development subject to securing the appropriate mitigation measures. The Council has an adopted a Habitats Monitoring and Mitigation Strategy which sets out a plan to implement a series of monitoring and mitigation measures to address potential adverse impacts on Natura 2000 Sites, supporting planned growth in accordance with the Core Strategy and the emerging Local Plan Part 2. Tourist accommodation will attract further visitors which has the potential to increase disturbance on the nearby Natura 2000 Site (Winterton-Horsey Dunes Special Area of Conservation). In accordance with this strategy, a standard planning contribution of £60 per accommodation unit is sought to mitigate potential impacts. In securing the standard contribution, proposed visitor information (by way of a condition in consultation with Natural England) and

new planting, it is considered that this combination of measures will sufficiently mitigate the potential impacts.

5.7 The Lead Local Flood Authority has not commented on the surface water drainage due to the small size of the site. The proposal contains hard surfacing for the access road and standing bases meaning there is an increase in potential surface water runoff; however, there is space on site where the water can drain and the added landscaping will also reduce run-off. A SuDS scheme is recommended to be required by way of condition.

5.8 No public objections were received. The development is an addition to an existing holiday park and will be separated from the residential properties by Newport Road. The proposal is not considered to significantly and adversely affect the neighbouring properties. The Parish Council has stated there is a broad consensus in support of the application.

**6. RECOMMENDATION :- Recommended for approval**, subject to all conditions ensuring: a suitable development including a restriction of the caravan height to single storey, details of landscaping, a SuDS scheme, the requirements of Natural England in the form of contributions to the monitoring and mitigation of potential impacts on the Natura 2000 sites and visitor information and a condition for the restriction of the operating dates.

To: Building Control Manager

My Ref: 06/17/0726/F

From: Development Control Manager

Date: 23rd February 2018

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Case Officer: Mr J Beck

Parish: Hemsby 8

**Development at:-**

Sundowner Holiday Park  
Newport Road Hemsby  
GREAT YARMOUTH  
NR29 4NW

**For:-**

Change of use to the  
stationing of 25 no. static  
holiday caravans with  
associated works and planting

**Applicant:-**

Sundowner Holiday Park  
Mr Gillett  
Newport Road Hemsby  
GREAT YARMOUTH

**Agent:-**

Wheatman Planning Limited  
Mr S Wheatman  
Beacon Innovation Centre  
Beacon Park Gorleston  
GREAT YARMOUTH

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The above mentioned application has been received and I would be grateful for your comments on the following matters:- *NO OBJECTIONS*

Please let me have any comments you may wish to make by 9th March 2018.

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COMMENTS:

**Jill K. Smith**

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**From:** planningconsultations <planningconsultations@nwl.co.uk>  
**Sent:** 05 March 2018 10:11  
**To:** plan  
**Subject:** Planning Consultation Response - 06/17/0726/F

Our Ref: PC/18/105

Your Ref: 06/17/0726/F

F.A.O – Case Officer – Mr J Beck

**Proposed: Change of use to the stationing of 25 no static holiday caravans with associated works and planning**

**Address: Sundowner Holiday Park, Newport Road, Hemsby, Great Yarmouth, NR29 4NW**

I acknowledge receipt of your email letter dated 23<sup>rd</sup> February 2018 regarding the above.

Our records show that we do not have any apparatus located in the proposed development.

We have no objection to this development subject to compliance with our requirements, consent is given to the development on the condition that a water connection is made onto our Company network for the new dwelling for revenue purposes.

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

Yours faithfully

**Katie Pearce**  
**Planning Consultations**

**Telephone: 01268 664249 Email: [planningconsultations@nwl.co.uk](mailto:planningconsultations@nwl.co.uk)**

Sandon Valley House, Canons Barns Road,,  
East Hanningfield, Essex, CM3 8BD  
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[www.nwl.co.uk](http://www.nwl.co.uk)

Jason Beck  
Great Yarmouth Borough Council  
Town Hall  
Hall Plain  
Great Yarmouth  
Norfolk  
NR30 2QF

NCC contact number: 0344 800 8020  
Text Relay - 18001 0344 800 8020

Your Ref: 06/17/0726/F  
Date: 8 March 2018

My Ref: 9/6/17/0726  
Tel No.: 01603 638070  
Email: stuart.french@norfolk.gov.uk

Dear Jason

**Hemsby: Change of use to the stationing of 25 no static holiday caravans with associated works and planting  
Sundowner Holiday Park Newport Road Hemsby GREAT YARMOUTH NR29 4NW**

Thank you for your recent consultation with respect to the above to which the Highway Authority raise no objection.

Yours sincerely

*Stuart French*

Highways Development Management & Licensing Officer  
for Executive Director for Community and Environmental Services

NCC contact number: 0344 800 8020  
Text relay no: 18001 0344 800 8020Mr J Beck  
Gt Yarmouth Borough Council  
Town Hall  
Hall Plan  
Great Yarmouth  
NR30 2QFYour Ref: 06/17/0726/F  
Date: 28 February 2018My Ref: FWP/18/6/6153  
Tel No.: 0344 800 8020  
Email: [llfa@norfolk.gov.uk](mailto:llfa@norfolk.gov.uk)

Dear Sir/Madam

**Town and County Planning (Development Management Procedure) (England) Order 2015****Change of use to the stationing of 25 no static holiday caravans with associated works and planting at Sundowner Holiday Park, Newport Road, Hemsby, Great Yarmouth, NR29 4NW**

Thank you for your consultation on the above site, received 23 February 2018. We apologise if there has been any delay in providing this response.

Officers have screened this application and it falls below our current threshold for providing detailed comment. This is because the proposal is for less than 100 dwellings or 2 ha in size and is not within a surface water flow path as defined by Environment Agency mapping.

You should satisfy yourself that the applicant has demonstrated compliance with;

- The National Planning Policy Framework ("NPPF") paragraph 103 by ensuring that the proposal would not increase flood risk elsewhere.
- Written Ministerial Statement HCWS 161 by ensuring that Sustainable Drainage Systems for the management of run-off are put in place.

The applicant should also demonstrate how the proposal accords with national standards and relevant guidance. If the proposal does not accord with these the applicant should state their reasoning and the implications of not doing so. The key guidance available is set out below;

**[www.norfolk.gov.uk](http://www.norfolk.gov.uk)***Continued.../  
F153*

- Planning Practice Guidance - Flood Risk and Coastal Change
- Non statutory technical standards for sustainable drainage systems (March 2015 by Department for Environment, Food and Rural Affairs)
- The SuDS Manual C753 (2015), which is available free on the CIRIA website.

In addition we have summarised the relevant section of the County Councils standing advice below. This is in line with our guidance on Norfolk County Council's Lead Local Flood Authority role as Statutory Consultee to Planning which can be found on our website.

[Norfolk County Council LLFA Statutory Consultee for Planning - Guidance Document](#)

- Standing advice 1 relates to consenting of works which are likely to affect flows in an ordinary watercourse
- Standing advice 2 relates to surface water management for major development under our size thresholds
- Standing advice 3 relates to surface water management for minor development.

If you are aware of a particular surface water flooding issue at this location which requires further bespoke advice, please re-consult detailing the perceived nature of flooding or details of flooding that has occurred

Please note if there are any works proposed as part of this application that are likely to affect flows in an ordinary watercourse, then the applicant is likely to need the approval of the County Council. In line with good practice, the Council seeks to avoid culverting, and its consent for such works will not normally be granted except as a means of access. It should be noted that this approval is separate from planning.

Further guidance for developers can be found on our website at

<https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-and-water-management/information-for-developers>

We have no further comment to make at this time.

Yours faithfully



Paul Donnachie  
Sent on behalf of Paul Donnachie  
Community Services and Environment  
Lead Local Flood Authority

**[www.norfolk.gov.uk](http://www.norfolk.gov.uk)**

*Continued.../*

Date: 27 March 2018  
Our ref: 241200  
Your ref: 06/17/0726/F



plan@great-yarmouth.gov.uk

**BY EMAIL ONLY**

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

T 0300 060 3900

Dear Mr Beck

**Planning consultation:** stationing of 25 caravans  
**Location:** Sundowner Holiday Park, Hemsby, Great Yarmouth

Thank you for your consultation on the above dated 08 March 2018 which was received by Natural England on the same date.

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.

#### **SUMMARY OF NATURAL ENGLAND'S ADVICE**

#### **NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED**

We consider that without appropriate mitigation the application would: have an adverse effect on the integrity of:

- Winterton – Horsey Dunes Special Area of Conservation
- Winterton – Horsey Dunes Site of Special Scientific Interest
- Great Yarmouth and North Denes Special Protection Area
- Broadland Special Protected Area
- The Broads Special Area of Conservation

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

- A financial contribution to the Natura 2000 Sites Monitoring and Mitigation Strategy
- Visitor information explaining the sensitive nature of designated sites

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

Natural England's advice on other natural environment issues is set out below.

### **Further advice on mitigation**

The proposed development is situated within approximately 1.3km of Winterton –Horseley Dunes SAC and Great Yarmouth and North Denes SPA and less than 2.4km from the Broads SAC and Broadland SPA.

The Broads and coastline are highlighted on the Sundowner Holiday Park website as visitor destinations and the proposed extension of 25 static caravans will increase the amount of visitors to the area. Therefore, Natural England feel that recreational disturbance is likely to increase as a result of the development and may have detrimental impacts to designated interest features.

We advise a financial contribution to the Natura 2000 Sites Monitoring and Mitigation Strategy (as in line with policy CS11) to mitigate impacts. We also suggest the provision of visitor information to explain the sensitive nature of these sites and recommend alternative destinations.

### **Protected Species**

Natural England has produced standing advice to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Further general advice on consideration of natural environment issues is provided at Annex A.

Should the developer wish to discuss the detail of measures to mitigate the effects described above with Natural England, we recommend that they seek advice through our [Discretionary Advice Service](#).

If you have any queries relating to the advice in this letter please contact me on 02082257617.

Should the proposal change, please consult us again.

Yours sincerely

Victoria Wight  
Norfolk and Suffolk

Natural England offers the following additional advice:

### **Landscape**

Paragraph 109 of the National Planning Policy Framework (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland or dry stone walls) could be incorporated into the development in order to respect and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute](#) Guidelines for Landscape and Visual Impact Assessment for further guidance.

### **Best and most versatile agricultural land and soils**

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply the requirements of the NPPF. This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in Natural England's [Technical Information Note 049](#).

Agricultural Land Classification information is available on the [Magic](#) website on the [Data.Gov.uk](#) website. If you consider the proposal has significant implications for further loss of 'best and most

versatile' agricultural land, we would be pleased to discuss the matter further.

Guidance on soil protection is available in the Defra [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#), and we recommend its use in the design and construction of development, including any planning conditions. Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

### **Local sites and priority habitats and species**

You should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraph 113 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies.

Priority habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. List of priority habitats and species can be found [here](#)<sup>1</sup>. Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](#).

### **Ancient woodland and veteran trees**

You should consider any impacts on ancient woodland and veteran trees in line with paragraph 118 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forest Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland/veteran trees where they form part of a SSSI or in exceptional circumstances.

### **Environmental enhancement**

Development provides opportunities to secure a net gain for nature and local communities, as outlined in paragraphs 9, 109 and 152 of the NPPF. We advise you to follow the mitigation hierarchy as set out in paragraph 118 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you may wish to consider off site measures, including sites for biodiversity offsetting. Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

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<sup>1</sup><http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

### **Access and Recreation**

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

### **Rights of Way, Access land, Coastal access and National Trails**

Paragraph 75 of the NPPF highlights the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development. Consideration should also be given to the potential impacts on the any nearby National Trails. The National Trails website [www.nationaltrail.co.uk](http://www.nationaltrail.co.uk) provides information including contact details for the National Trail Officer. Appropriate mitigation measures should be incorporated for any adverse impacts.

### **Biodiversity duty**

Your authority has a [duty](#) to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available [here](#).

Internet Consultees

Application Reference

Invalid Consultee Comment?

Copy to existing Consultee?

Name

Address

Post Code

Telephone

Email Address

For or Against

Speak at Committee

The consensus of opinion amongst councillors was that this was a welcome addition to tourist base in Hemsby

Date Entered

Internet Reference

## Jill K. Smith

---

**From:** Jason Beck  
**Sent:** 22 March 2018 14:40  
**To:** Jill K. Smith  
**Subject:** FW: Policy Comments 06/17/0726/F - Sundowner Holiday Park, Hemsby  
**Attachments:** 06-17-0726-F Sundowner Holiday Park.docx

Please find a consultation response

### JASON BECK

Planning Officer (Development Control)

### Great Yarmouth Borough Council

Tel: 01493 846388

E-mail: [jb@great-yarmouth.gov.uk](mailto:jb@great-yarmouth.gov.uk)

Website: [www.great-yarmouth.gov.uk](http://www.great-yarmouth.gov.uk)

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**From:** Nick Fountain  
**Sent:** 22 March 2018 09:59  
**To:** Jason Beck  
**Subject:** Policy Comments 06/17/0726/F - Sundowner Holiday Park, Hemsby

Hi Jason,

Please see the attached comments. Depending on the duration of tourist occupation of the extended park, you may want to consider a flexible approach to the Habitats Monitoring and Mitigation contribution.

If you have any queries, please do not hesitate to contact me.

Kind regards,

Nick

---

**Nick Fountain**  
**Senior Strategic Planner**  
**Great Yarmouth Borough Council**

Direct Dial: 01493 846626

Work Mobile: 07747742896

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2<sup>nd</sup> Floor, Town Hall, Hall Plain, Great Yarmouth, Norfolk, NR30 2QF

<b>Application Ref</b>	06/17/0726/F
<b>Proposal</b>	Change of use to the stationing of 25 no. static holiday caravans with associated works and planting
<b>Location</b>	Sundowner Holiday Park, Newport, Hemsby

<b>Case Officer</b>	Mr J Beck	<b>Policy Officer</b>	Nick Fountain
<b>Date Received</b>	02/03/2018	<b>Date Completed</b>	22/03/2018

### **Strategic Planning Comments**

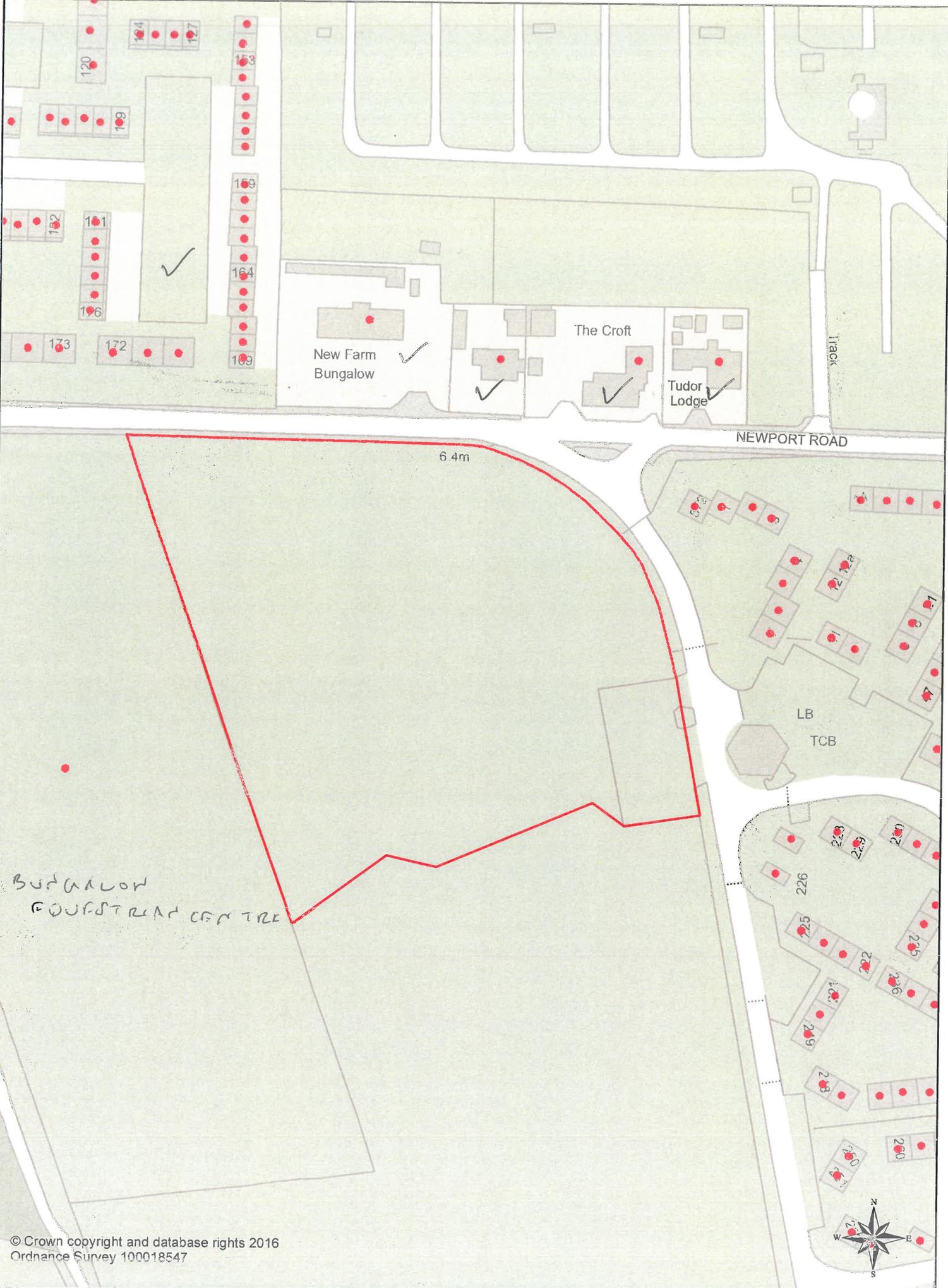
The proposal seeks to provide a further 25 static caravans at Sundowner Holiday Park, extending the accommodation west onto a fenced off area of land currently used by the holiday park as a golf course.

Policy CS8a) of the Core Strategy encourages the expansion of visitor accommodation where it meets consumer demand and encourages year-round tourism. The site is immediately adjacent current safeguarded holiday accommodation, and the emerging Draft Local Plan Part 2: Detailed Policies and Site Allocations is seeking to define such holiday areas\*, as has been identified in Hemsby, and provide guidance on the appropriate uses within such areas. In this context, the site is well located to extend the offer of tourist accommodation facilities.

The site is within close proximity to Winterton-Horsey Dunes Special Area of Conservation (SAC), and in accordance with Policy CS8m) and CS11c), and emerging Policy E4-dp 'Habitats and species impact avoidance and mitigation'\*; the Council will seek planning contributions to monitoring and management of the site, to address potential adverse impacts from increased recreational/visitor pressures on the SAC. A non-negotiable contribution per caravan/pitch will be required, ensuring compliance with the EU Habitats Directive.

**I consider the proposal to be broadly policy compliant and support it in principle, subject to the appropriate resolution of habitat impacts, and any other detailed considerations you may have.**

\*The emerging policies have been agreed by the Council's Policy and Resources Committee following a meeting on 20<sup>th</sup> March 2018. However, the draft plan has not yet been consulted on. Consequently, only limited weight can be attached to these emerging policies at this stage.



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