

Reference: 06/15/0309/F

Parish: Ormesby St Margret

Officer: Miss G Manthorpe

Expiry Date: 28/08/15

Applicant: Persimmon Homes (Anglia)

Proposal: Construction of 194 dwellings and associated infrastructure. Number of dwellings reduced to 189 through amendments.

Site: Pointers East, West of Ormesby Road, Ormesby St Margret Great Yarmouth.

REPORT

1. Background / History :-

- 1.1 The site which is subject to the application covers an area of approximately 7.55 hectares. The site is located within the parish of Ormesby St Margret adjacent Caister. The Caister bypass borders at the western boundary and Meadowcroft Bungalows and Ormesby Road to the East of the site. Meadowcroft bungalows comprise a group of bungalows and with a small number of houses adjoining the site. There has been a recent approval for the demolition of a house and the erection of two bungalows and two houses on the curtilage of the site which have not been constructed. The south of the site abuts Reynolds Avenue which comprises bungalows.
- 1.2 The current land use is agricultural with hedgerow boundaries. The surrounding area comprises the built up settlement of Caister to the south with a small number of detached properties located to the west of the by-pass signifying the beginning of the properties located in the parish of Ormesby. There is also a commercial premises comprising restaurant and touring park to the north west. There is a portion of land not in the same ownership and not within the application boundary to the north which is used for the shelter and grazing of horses.
- 1.3 There have been no previous planning applications on the site.

2 Consultations :-

- 2.1 Highways – No objection to the revised layout subject to conditions, full comments are attached to the report.
- 2.2 Norfolk County Council (Surface Water Drainage) – Application fell below the threshold so standing advice given.
- 2.3 Neighbours – 65 Letters of objection and a petition signed by 172 individuals and one letter in support. The primary reasons for objection are summarised below:
- Lack of facilities such as doctors and dentists.
 - Lack of school within walking distance.
 - The development will remove the boundary between Caister and Ormesby.
 - Great Yarmouth's' core plan seeks to maintain strategic gaps between settlements to prevent coalescence.
 - Increased traffic.
 - Effect on Reynolds Avenue, concerns over loss in value of homes, difficulty trying to sell.
 - Overflowing cemetery.
 - Contrary to Local Planning Policy HOU6, HOH10.
 - Disruption caused by noise, building works, dust.
 - Loss of grade 1 agricultural land.
 - Foul water pumping station badly located.
 - Lack of jobs.
 - Inappropriate when there are brown field sites are available.
 - Lagoon makes this development unsuitable.
 - Traffic increase will be detrimental to public safety.
 - Proposed building out of character with the area.
 - The site is Green Belt and should not be built on.
 - Merging Caister with Ormesby.
 - Flood risk.
 - Single access point.
 - Air quality from the increase in traffic.
 - Wildlife will suffer.
 - Drains cannot cope.
 - A smaller development would be better.
 - Noise from the bypass.
 - Loss of views.
 - Loss of value to existing homes.
 - Loss of land used for growing food.
 - No jobs in Caister.
 - Detrimental effect on local wildlife.
 - The precept will go to Ormesby Parish Council.

A selection of objections are attached to this report.

2.4 Ormesby St Margret with Scratby Parish Council – Comprehensive comments received a summary is given below (full comments are attached to this report):

- Driveways onto Ormesby Road – plan amended so shared access off Ormesby road not direct access for vehicles.
- One access is inadequate – the emergency access has been amended to be a second access to the site.
- Joining up of Caister with Scratby – open space suggested to the south of the site abutting Reynolds Avenue.
- Impact of additional traffic on Ormesby St Margret.
- Clarification on cycle link.
- Lack of bus services, footpaths and street lighting.
- Requires an undertaking that the figure of 194 houses will not be exceeded.
- Disappointed at the loss of grade 1 agricultural land.
- Urbanisation of a very special rural environment.

2.5 Caister Parish Council – Object on the following grounds (full comments are attached to this report):

- Too close to Caister Boundary.
- Overdevelopment of the site.
- There should be a gap of 500m between boundaries of Ormesby and Caister.
- Development on green belt.
- Doctors, dentists already oversubscribed.
- Utilities cannot cope at present time, sewage plant overloaded.
- Infrastructure in the village cannot take anymore.

2.6 Police Architectural Liaison Officer – Very comprehensive recommendations made for security measures and security improvements such as additional fencing with natural boundaries. Full comments are attached to this report.

2.7 Environment Agency – No objection to the application. A condition is suggested to ensure that adequate steps are taken to prevent pollution of the water environment from the infiltration SUDS. With the proposed condition the Environment Agency considers that the development could be granted. In addition the Environment Agency response offers advice to the applicant.

2.8 Essex and Suffolk Water – No objection to the application subject to amended tree planting so that there are no trees planted within the vicinity of the water

mains, and water mains being laid in the highway of the site and a metered water connection is made onto company network for each new dwelling.

- 2.9 Natural England – No objection to the application, standing advice given.
- 2.10 RSPB – Objection to the application with reference the location of the development and the potential effect that could be had by the increasing numbers of people visiting areas that the little terns nest. Further discussions between the RSPB and the developer resulted in mitigation measures being discussed in addition to those put forward in the original shadow habitat assessment.
- 2.11 Norfolk County Council Infrastructure and Economic Growth – Norfolk County Council (NCC) have commented giving full information on the infrastructure requirements that will arise from the development. The need to provide sufficient funds for library provision and fire hydrants are included. NCC have noted, when assessing the availability of schooling provision, that there is adequate space available at high school level and as such no additional contribution is sought. At junior school level there is a 10 space capacity however it is calculated that the development will require 24 spaces and as such a contribution is sought for the additional 14. Caister infant school is assessed as full and as such contribution for the expected 21 children that will need spaces at this level are requested. The monies required are to be put towards two projects, one at each school, to contribute towards a new classroom at junior and infant level.
- 2.12 Anglian Water – The foul drainage from this development is in the catchment of Caister Water Recycling Centre that will have acceptable capacity for these flows. Refers the surface water/flood risk strategy to the Environment Agency.
- 2.13 Environmental Health – No objection to the application however advice, recommendations and conditions regarding contaminated land, hours of work, external lighting requested.
- 2.14 Norfolk County Council Fire – No objections providing that the proposal meets the necessary requirements of the building regulations.
- 2.15 Cycle forum – Comments noting lack of permeability for cyclists and requesting provision of a cycle way to link Ormesby and Ciaster.
- 2.16 Historic Environment Service – Following initial recommendations Norfolk Archaeology have noted that although further archaeological work is required it is unlikely that the significance of any heritage assets would be so great as to entirely preclude the sites development and as such it is accepted that if planning permission is granted, further archaeological work required could be carried out

under appropriately worded conditions for a programme of archaeological mitigatory work. Appropriately worded conditions have been supplied.

- 3 Policy :-** Strategic Planning makes full comments on the application and summarises the policy position. It is noted that a contribution should be sought in line with the draft Natura 2000 Sites Monitoring and Mitigation Strategy.
- 3.1 National Policy - National Planning Policy Framework (NPPF)
- 3.2 The presumption in favour of sustainable development is set out in paragraph 14. However, Paragraph 119 states that 'the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.' This applies to this proposal.
- 3.3 The core planning principles set out in the NPPF (paragraph 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. Paragraph 64 states 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.
- 3.4 Paragraph 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.
- 3.5 Paragraph 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.
- 3.6 Paragraph 63 states that: 'in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of

design more generally in the area'. Paragraph 64 states 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.'

3.7 Planning Practice Guidance (PPG)

3.8 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.

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

3.10 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.

3.11 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.

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

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

3.14 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.

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

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

- 3.17 Policy NNV3: states that new development on land identified as 'Landscape Important to the Coastal Scene' will only be permitted that would not significantly detract from the essential open character of the areas.
- 3.18 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.
- 3.19 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
- 3.20 Policy BNV15: Notes that the design of new estate layouts should aim to minimise incidents of burglaries and other crime.
- 3.21 Policy BNV20: Requires proposals for new development in rural areas to be of a high standard of design
- 3.22 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.
- 3.23 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.
- 3.24 Emerging Policies: Core Strategy Publication (Regulation 19, September 2014)

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.
- 3.25 The Core Strategy is currently at the Examination Stage and the proposed Main Modifications have been published for consultation; as such it is a material consideration.

- 3.26 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.
- 3.27 CS2: states that approximately 30% of all new residential development should be located in the Key Service Centres of Caister-on-Sea and Bradwell and the Primary villages which include Ormesby St Margaret.
- 3.28 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.
- 3.29 Policy CS4 (as modified by Main Modification MM5) sets out the policy requirements for delivering affordable housing. Sites of 11 dwellings or more in Ormesby St Margaret are required to provide 20% affordable housing. For a site of 194 dwellings as proposed this equates to 39 affordable dwellings. In accordance with Policy CS4, affordable housing should be provided on-site and off-site financial contributions should only be used in exceptional circumstances.
- 3.30 Policy CS9: sets out sets out the broad design criteria used by the Council to assess applications. Criteria a), c), f), and h) should be specifically considered 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.
- 3.31 Policy CS11 (as modified by Main Modification MM12): 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). In addition criterion c) states that 'The Natura 2000 Sites Monitoring and Mitigation Strategy will secure the measures identified in the Habitat Regulation Assessment which are necessary to prevent adverse effects on European wildlife sites vulnerable to impacts from visitors'.
- 3.32 Policy CS14 (as modified by Main Modification MM15): 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. This includes seeking contributions towards Natura 2000 sites monitoring and mitigation measures (criterion e).

3.33 Interim Housing Land Supply Policy (July 2014)

3.34 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.

3.35 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). The Council has 7.04 year housing land supply, including a 20% buffer (5 Year Housing Land Supply Position Statement September 2014). This 5 year land supply includes sites within the SHLAA as such the Interim Policy can be used as a material consideration in the determination of planning applications.

4 Assessment :-

4.1 The application, as originally submitted, is a full application for 194 dwellings with associated access and infrastructure. Through amended plans the total number of dwellings has been reduced to 189; the loss of five houses has allowed for improvements to the final layout of the scheme as proposed. The amendments include the removal of the retractable bollards, the redesign of the dwellings proposed to front Ormesby Road and internal alterations to the layout to improve the scheme.

4.2 The layout provides a density of 25.03 properties per hectare, taking into account the open space provision and the land used for the pumping station and lagoon. There is a mix of properties provided ranging from 1 to 5 bedrooms with the breakdown as follows:

- 6 one bedroom.
- 48 two bedroom.
- 73 three bedroom.
- 51 four bedroom.
- 11 five bedroom.

Out of the above mix 8 of the two bedroom and 7 of the three bedroom properties as proposed are bungalows.

- 4.3 The majority, thirteen, of the bungalows are located to the southern boundary of the site abutting the boundaries with the properties located on Reynolds Avenue. The existing dwellings at Reynolds Avenue are single storey bungalows with a minimum garden depth of 11m (measured from mapping system). The provision of bungalows at the boundary with Reynolds Avenue seeks to limit the adverse effect on the amenities of the property caused by the development. There is a difference in the land levels of Reynolds Avenue and the application site which further mitigates the possibility of overlooking; the ground level difference is approximately 1.1m as measured from the sectional drawing provided which gives the variance at the boundary of the garden of no.26 Reynolds Avenue.
- 4.4 The additional two bungalows are located to the boundary with Meadow Croft House. The provision of bungalows at this location is to reduce the impact of the development and by reducing the level of overlooking to the adjacent property which has recently been granted planning permission for the erection of four dwellings, two of which are to be single storey.
- 4.5 The comments received from Strategic Planning note a lack of children's play equipment. The master plan indicates that this will be provided to the open space area to the north west of the site. The children's play equipment is described as 'natural play features e.g. balancing beams, stepping logs, climbing boulders'. Further details of play equipment (number, size exact type) can be required by condition and secured as part of the development.
- 4.6 The landscaping submitted as part of the scheme includes areas of wildflower planting and natural boundary treatments. The hedge to the southern boundary is to be retained and where necessary replanted to provide a natural boundary treatment. The natural boundary shall continue to the eastern boundary adjacent Meadowcroft Bungalows.
- 4.7 The properties which are proposed to front Ormesby Road at the eastern boundary were, on the original plans, to be accessed directly onto the Ormesby Road. Following concerns raised by Ormesby and Scratby Parish Council and the Highways Officer these properties have been rearranged so that all properties are accessed from a private drive or the shared surface access, Yarmouth Road. These amendments not only provide a more acceptable scheme in highways safety terms but also offer a more attractive street frontage to Ormesby Road as the properties are set back from the public highway with, for the majority of the frontage, a verge adding a softer appearance.
- 4.8 The original layout had only one access to the site and an emergency access with droppable bollards. These have been removed and the development is currently proposed with two accesses. The Highways Officer has no objections to

the scheme as amended and has suggested conditions which are attached to this report.

- 4.9 One of the consistent objections to the application is the loss of grade one agricultural land contrary to NNV16 summarised at paragraph 3.19 of this report. It is noted that some comments stated that the land is green belt land and it is felt that this should be clarified. The land is not designated green belt land and as such any special protection or national policy relating to the retention of green belt is not applicable. The land is agricultural and national planning policy does direct development to brown field, previously developed land to seek to preserve our farmland so far as is possible.
- 4.10 Further objections have been on the grounds that there is a pumping station proposed for the site and this will cause odour. The pumping station has been situated adjacent to the proposed lagoon and is encompassed by a 15m easement around the station. This 15m easement is the area that could suffer from the effects of odour to an extent that could affect the reasonable enjoyment on a dwelling. The 15m easement does overlap to a boundary of one of the proposed properties but does not overlap the dwelling house proposed.
- 4.11 It is noted that there was, prior to submission of the application, a screening opinion requested. The screening opinion concluded, in line with the original Shadow Habitat Assessment, that there may be an indirect effect on the Great Yarmouth North Denes SPA. The screening opinion further concluded that if sufficient access to green space was provided as part of the development to alleviate a proportion of dog walking visits and that the protection methods at North Denes and Winterton SPA are continued, then it is unlikely that the proposed development would significantly adversely affect the integrity of the European Site.
- 4.12 The RSPB and other objectors have objected to the development on the grounds of the proximity of the site to the nesting areas of little terns. The shadow habitat assessment, as noted in the RSBP response, does propose mitigation although this, in the first instance, was not acceptable to the RSPB. Further discussions and negotiations have resulted in mitigation which conforms with the aims of the Natura 2000 Sites Monitoring and Mitigation Strategy (the Strategy) which the RSPB refer to in their comments. The Strategy, although not yet adopted, has been drawn up by Great Yarmouth Council and advises on mitigation levels for developments which would have the potential to affect the little terns and the mitigation package suggested would ensure protection is afforded. The Strategy is currently at draft stage although can be afforded limited weight and is a useful indicator of levels of mitigation. The mitigation can be provided through a section 106 agreement which will also cover other aspects should members be minded to approve the application.

- 4.13 There have been concerns raised about surface water flooding caused by the development of the site. The Environment Agency have no objection to the application although have suggested a condition to ensure that no water sources are contaminated by the use of the drainage methods identified. The size of the development falls under the criteria of assessment for the Local Lead Flood Authority however further information is being requested from them to fully ensure that there are no adverse effects and no further measures which are required to ensure that the drainage system suggested is adequate for this development. The application site is lower than the surrounding residential areas, as demonstrated by the sectional drawings to Reynolds Avenue and Meadowcroft Bungalows. The development, given the topography should not cause water run off however there will be on site surface water to account for. The proposal includes an attenuation lagoon on the site which will be accessible to the public but shall have a knee rail defining the perimeter.
- 4.14 The planning statement describes the use of sustainable drainage systems on the site which are further detailed within the supporting documents. The Surface Water Drainage Strategy details all of the infiltration tests and surmises' the proposed method of management and disposal of surface water runoff from the site. The report also details the size of the infiltration basin/lagoon (737m³) giving reasoning for use, size and location. The lagoon is included to hold any additional water run off until it is absorbed preventing surface water from standing in unintended areas or pooling at places that could result in surface water flooding.
- 4.15 The developments location and designation has been noted by and objected to by a number of objectors to the development. The proximity of the site to the Caister boundary, directly abutting said boundary, while being located within the village of Ormesby is a contentious issue. The primary points raised with regards this is the loss of a visible gap between the parishes and the additional strain which may be put on local services within Caister. The development in this location will significantly reduce the undeveloped gap between Caister and Ormesby St Margret in the form of coalescence along Yarmouth Road. Whilst there is no specified gap to be required between villages in local or national planning policy segregation is preferred. It is noted within the adopted Borough Wide Local Plan that developments that would impinge on the physical separation will be resisted unless certain criteria is met which is noted at 3.18 of this report.
- 4.16 The proposed development lies outside of the village development limits however the Interim Housing Land Supply Policy (IHLSP) has been drafted and adopted in order that developments, specifically those for housing outside of the village development limits can be assessed with a view to meeting housing targets prior to the adoption of the Core Strategy and following this the site specific

allocations. The IHLSP is a material consideration and as such shall be afforded appropriate weight as a means of assessing development for housing outside of village development limits.

- 4.17 Objectors have voiced concerns over the lack of infrastructure and school provision for the development. A detailed assessment of potential infrastructure requirements, service and amenity requirements have been received from Norfolk County Council following consultation. It is shown at 2.11 of this report that there is adequate space at high school level with contributions being required at junior and infant level although there is, at the time of assessment 10 available spaces at junior level. Given the amendments to the plans which have resulted in the reduction of numbers of units provided the consultation shall need to be carried out again should members be minded to approve the application prior to the signing of a section 106 agreement to secure the relevant funding. It is noted that the assessment as to school places has been carried out in relation to the three Caister Schools as these houses will fall within the catchment area for Caister.
- 4.18 The Core Strategy identifies that 30% of new housing development should be located within key service areas or primary villages. The application, being located within the parish of Ormesby St Margret, a primary village also has access, given the close proximity, to Caister which is a key service area. The development is, in accordance with the Strategic Housing Land Availability Assessment, a sustainable location.

5 RECOMMENDATION :-

- 5.1 It is accepted that the application is outside of the village development limits and contrary to the adopted Borough Wide Local Plan 2001 however the site has been identified as developable and deliverable and there is no objection in planning terms to the development going ahead prior to the formal adoption of the Core Strategy subject to the conditions outlined above.
- 5.2 Approve – The recommendation is to approve the application subject to conditions as recommended by consulted parties and those to ensure a satisfactory form of development and obligations as set out by Norfolk County Council and mitigation measures in line with the aims of the Natura 2000 Sites Monitoring and Mitigation Strategy. Should members be minded to approve the application the recommendation is such that the permission is not issued prior to the signing of an agreement under section 106 for provision for schools, infrastructure, mitigation, affordable housing, children's play equipment/space and opens space management.

ORMESBY ST MARGARET WITH SCRATBY PARISH COUNCIL

8 CHURCH VIEW
ORMESBY ST MARGARET,
GREAT YARMOUTH, NORFOLK NR29 3PZ
Tel: 01493 733037

Email:ormesbyclerk@btinternet.com

14th July, 2015

Dear Sir,

06/15/0309/F

Planning application for 194 dwellings on land to the north of Caister-on-Sea, to the west of Ormesby Road, (Pointers East)

Please note: The proposed development is in the Parish of Ormesby St Margaret with Scratby - Scratby Ward.

After much debate and careful consideration the following comments were made by Ormesby St Margaret with Scratby Parish Council at the meeting held on Monday 13th July, 2015

Access – Even after a modification to the original proposals, the Council consider the proposed one entrance/exit, to the east, to be totally inadequate for the proposed number of properties. Even with the provision of an emergency access with droppable bollards the Council are concerned of safety issues of a single entrance/exit on an estate of this size. The Council would suggest that, as a priority, an exit slip road be placed on the south western boundary allowing traffic to filter on to the Caister Bypass, (Jack Chase Way) southwards towards Great Yarmouth only. This may encourage traffic flows to the south and would alleviate the accumulative effect of potential increase in traffic using the village of Ormesby St Margaret. The Parish Council also noted that there were a number of properties (7) that had driveways onto Ormesby Road and along with the access from the estate in close proximity to the roundabout there was they considered a serious safety issue.

Boundary -Joining up of Caister with Scratby – In order for there to be a defined break between the two parishes we suggest that there should be an area (bordering to the north of Reynolds Avenue) to be a landscaped green open space.

Traffic/ Transport/Street lighting–

The Council are concerned about the impact of extra traffic in the village of Ormesby St Margaret. If insufficient planning is applied to the problems of local traffic management, we could at peak summer find the village and surrounding roads choked with traffic.

The Council would like to know if there has been provision for the possibility that there may be residents that do not have cars and want clarification as to whether the original proposed cycle link within the site will still be included, as the Council would be concerned about the lack of bus services, footpaths and street lighting for residents accessing schools, doctors and social activities in Ormesby St Margaret.

With the possibility of residents walking/cycling to schools, doctors dentists etc. in Ormesby St Margaret, The Council require the provision of a safe pathway/cycle link and crossing with street lights, from the proposed development, across Jack Chase Way, to the Yarmouth Road, Ormesby St Margaret.

Number of Dwellings - The Council requests an undertaking that the figure of 194 houses will not be exceeded.

Other Comments

The Council are disappointed at the loss of grade 1 Agricultural land which can never be re-gained.

Finally the Council would like it noted that they consider this as urbanisation of a very special rural environment and request that a Council Representative be allowed to address the Development Committee when the application is being discussed.

ORMESBY ST MARGARET WITH SCRATBY PARISH COUNCIL

8 CHURCH VIEW
ORMESBY ST MARGARET,
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Tel: 01493 733037

Email:ormesbyclerk@btinternet.com

Summary:

The Parish Council have taken a keen interest in this development since it was first proposed.

All council members attended the consultation meeting with the developer and a number made personal comments.

The council made a full comment on the proposals and are disappointed that a number of suggestions in relation to the access on to Ormesby Road do not appear to have been considered.

Members have been to view a similar development at Cucumber Lane, Brundall by the company submitting the application and would ask that a similar entrance scheme as on that site be considered for the proposed development.

Council hopes that the comments and suggestions made by them will be considered by the planning committee when this proposal is discussed.

If approved the additional housing will have an impact on both parishes in respect of traffic and it is requested that if this application is approved that conditions as to traffic management on both Ormesby and Yarmouth Road are considered at part of the approval.

The proposed site is within the parish of Scratby (although many consider this area to be part of the parish of Caister on Sea owing to its close proximity.)

Ormesby St Margaret with Scratby Parish Council is unanimous in their wish for this site to remain within their parish and would resist any form of boundary change.

Yours sincerely,

Geoff Freeman,
Chairman.

Ormesby St Margaret with Scratby Parish Council.

Recommendations from Caister Parish Council

06/15/0390/F

0309

Construction of 194 dwellings and associated infrastructure at Pointers East, West of Ormesby Road, Ormesby St Margaret for (Persimmon Homes Anglia)

Recommendation - Object on the following grounds:-

- **Too close to Caister Boundary**
- **Overdevelopment of site**
- **There should be at least a 500 metre gap between the two boundaries, Ormesby/Caister**
- **Development on green belt land**
- **Doctors, dentists already oversubscribed**
- **Utilities cannot cope at the present time, sewage plant overloaded**
- **Infrastructure in the village cannot take any more**

Gemma

Please find attached a copy of correspondence regarding the safety audit.

With reference to the layout shown on drawing PE-PL01L, I can confirm that the County Council would have no highway related objection to the granting of planning permission, subject to including the following conditions.

SHC 01 No works shall commence on the site until such time as detailed plans of the roads, footways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. All construction works shall be carried out in accordance with the approved plans.

SHC 02 No works shall be carried out on roads, footways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority in consultation with the Highway Authority.

SHC 03A Before any dwelling is first occupied the road(s) and footway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority in consultation with the Highway Authority.

SHC 20 Prior to the first occupation of the development hereby permitted a visibility splay measuring 4.5 x 90 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

SHC 28 Development shall not commence until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

SHC 29A Prior to the commencement of any works a Construction Traffic Management Plan and Access Route shall be submitted to and approved in writing with the Local Planning Authority in consultation with Norfolk County Council Highway Authority together with proposals to control and manage construction traffic using the 'Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic.

SHC 29B For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan and use only the 'Construction Traffic Access Route' and no other local roads unless approved in writing with the Local Planning Authority in consultation with the Highway Authority.

SHC 39A Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on drawing(s) number(ed) 695-03/001B and PE-PL01L have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

SHC 39B Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

SHC 40 No works shall commence on the site until the Traffic Regulation Order for amending the speed limit as shown drawing PE-PL01L has been promoted by the Highway Authority.

Inf. 1 It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

If required, street furniture will need to be repositioned at the Applicants own expense.

If you have any further queries regarding this matter do not hesitate to contact me.

Andrew Willeard

Engineer - Estate Development

Community and Environmental Services

Tel: 01603 228948

Email: andrew.willeard@norfolk.gov.uk

Norfolk County Council

General Enquiries: 0344 800 8009 or information@norfolk.gov.uk

Website: www.norfolk.gov.uk

MEMORANDUM

From Environmental Services

To: Planning & Development Department

Attention: Miss G. Manthorpe

cc: -

Date: 27th of July 2015

Our ref: - Your ref: 06/15/0309/F

Please ask for: David Addy Extension No: 678

Proposal: Demolition of existing buildings/stores and erection of detached bungalow.

Environmental Services does not object to the grant of planning permission for the above referenced proposal. However, we do give the following advice, informatives and recommended conditions for inclusion on any planning consent that may be granted.

Lighting

The application recommends that the lighting scheme will be approved later by condition. We are in accordance with this, and have recommended a condition to protect residential amenities from excessive illuminance.

Noise

The proposed noise mitigation and attenuation measures within the acoustic report are satisfactory. We would normally prefer that the lower 50 dB $L_{Aeq, 16hour}$ (basically an average daytime noise environment in decibels) is reached within gardens, balconies and outdoor amenity areas. In a worst case, within the 'red zone' nearest to the bypass, the level will be 54 dB $L_{Aeq, 16hour}$, though in practice the levels may be lower, and many gardens are 'shielded' by the new dwellings. We would recommend that 'close boarded fences' are installed at the affected gardens in the red zone, as these basically act as cost-effective, entry-level acoustic barriers, and should be sufficient to reduce noise to more satisfactory levels for residents living closest to the bypass.

Sewerage

It appears that the proposed improvements and increase to the Anglian Water Services (AWS) network should be sufficient to avoid capacity and surcharging issues. I note that the developer has designed the scheme so that the proposed sewage pumping station is at least 15 m from all existing and new (save for the new plot directly to the north) properties, as in accordance with AWS' 'cordon

sanitaire'/set-off distance. I have found in my experience that this is sufficient to avoid any odour complaints. The actual house to the north is sited more than 15 m away, however, the garage and part of the garden is within 15 m. The garage is not of concern, as it would not normally be occupied, though residents may complain if they cannot enjoy part of their garden. The planning committee may wish to consider this matter.

Conditions:

CL/CC Contaminated land during construction

In the event that contamination that was not previously identified is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. All development shall cease and shall not recommence until:

- 1) a report shall be submitted and agreed in writing by the Local Planning Authority which includes results of an investigation and risk assessment together with proposed remediation scheme to deal with the risk identified and
- 2) the agreed remediation scheme has been carried out and a validation report demonstrating its effectiveness has been approved in writing by the Local Planning Authority.

Reason for the condition

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Hours of Work:

Due to the close proximity of other residential dwellings and businesses, 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.

Reason for the condition

In the interests of the amenities of local residents and to minimise light pollution.

Full details of external lighting

No external lighting shall be erected unless full details of its design, location, orientation and level of illuminance (in Lux) provided have first been submitted to and agreed in writing with the local planning authority. Such lighting shall be kept to the minimum necessary for the purposes of security and site safety and shall prevent upward and outward light radiation. The lighting shall thereafter be implemented in accordance with the approved details and shall be retained as such thereafter.

Reason for the condition

In the interests of the amenities of local residents and to minimise light pollution.

Informatives:

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, which should instead be removed by an EA licenced waste carrier, and the waste transfer notes retained as evidence.

Advisory Note

The applicant is strongly recommended to advise neighbouring businesses and residential occupiers of the proposals, including any periods of potentially significant disturbance e.g. demolition or piling, together with contact details in the event of problems.

David Addy CMCIEH
Environmental Health Officer



Planning Applications – Suggested Informative Statements and Conditions Report

AW Reference:	00007983
Local Planning Authority:	Great Yarmouth District (B)
Site:	Pointers East West of Ormesby Road, Ormesby St. Margaret with Scratby
Proposal:	Erection of 194 Dwellings
Planning Application:	06/15/0309/F

Prepared by Lauren McMahon

Date 29 July 2015

If you would like to discuss any of the points in this document please
contact me on 01733 414690 or email planningliaison@anglianwater.co.uk

ASSETS

Section 1 – Assets Affected

- 1.1 Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

- 2.1 The foul drainage from this development is in the catchment of Caister Water Recycling Centre that will have available capacity for these flows.

Section 3 – Foul Sewerage Network

- 3.1 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Section 4 – Surface Water Disposal

- 4.1 The surface water strategy/flood risk assessment submitted with the planning application is not relevant to Anglian Water and therefore this is outside our jurisdiction for comment and the Planning Authority will need to seek the views of the Environment Agency.

We request that the agreed strategy is conditioned in the planning approval.

Section 5 – Trade Effluent

- 5.1 Not applicable.

Jill K. Smith

From: planningconsultations <planningconsultations@nwl.co.uk>
Sent: 29 July 2015 10:58
To: plan
Subject: Planning Consultation Response - 06/15/0309/F

Our Ref: PC/15/285

Your Ref: 06/15/0309/F

F.A.O. Miss G Manthorpe – Case Officer

Dear Madam,

Location: Pointers East, West of Ormesby Road, Ormesby St Margaret, Great Yarmouth, Norfolk

I acknowledge receipt of your letter dated 7th July 2015 and received 9th July 2015 regarding the above.

We would advise you that we have existing apparatus that appears to be affected by the proposed development of 194 No. dwellings at the above. We have three Trunk Water Mains of 24", 15" and 12" nominal bore that are a vital part of our supply of drinking water to many of our customers in the vicinity. The route of the pipelines shown on our records follow the line of the Yarmouth Road.

To permit this proposed development we will require an initial meeting to discuss the site layout with the Persimmon Homes (Anglia), and the proposed utilities to serve the development, and followed by detailed design drawings for our approval. The access to our trunk mains must be maintained to permit future access for maintenance and repair. Also, we will not permit tree planting (as shown on the James Blake Associates Ltd Drawing No. JBA 14/49-1 Rev. C) in the vicinity of our water mains.

A copy of our GIS Record showing the approximate routes of our water mains can be provide to the Applicant or Agent on request, by email or in writing to the address at the bottom of this email.

We will have no objection to the development subject to compliance with our requirements. Consent is given to this development on the condition that water mains are laid in the highway of the site, and a metered water connection is made onto our Company network for each new dwelling for revenue purposes.

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

Yours faithfully

Tim Drummond
Planning Consultations

Sandon Valley House, Canon Barns Road,
East Hanningfield, Essex, CM3 8BD
Telephone: +44 (0) 345 782 0999 Ext. 32488
Fax: +44 (0) 1268 664 397
Website: www.eswater.co.uk

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NORFOLK
CONSTABULARY
Our Priority is You

FAO
Miss G MANTHORPE

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

Norfolk Constabulary

Operational Partnership Team
Police station
Howard St North
GT Yarmouth
NR30 1PH

Tel: 01493 333349
Mobile: 07920 878216
Email: wolseyr2@norfolk.pnn.police.uk

www.norfolk.police.uk
Non-Emergency Tel: 101

Ref: 06/15/0309/F

Date: 30/07/15

Planning Application

Construction of 194 dwellings and associated infrastructure at Pointers East, West of Ormesby Road, Ormesby St Margaret, GREAT YARMOUTH

Dear Miss Manthorpe,

Thank you for inviting me to comment on the above Planning Application. I have inspected the proposals on-line, at the Town Hall and have visited the site. Crime records for this area in the previous 12 months show a considerable number of noteworthy crimes including; theft of motor vehicle, interference with and theft from motor vehicles. I am pleased to see that the Design and Access Statement makes reference to crime prevention measures considered in this development which will help reduce opportunity for some of the crime types mentioned above to occur. However, I feel it relevant to make the following additional comments:

The development seeks to enjoy the aesthetic benefits of the countryside. However, where the applicant plans to plant dense hedgerows as a form of boundary protection particularly on the North, West and Southern flanks, these will provide no security protection and fail to deter the criminal who will only use such cover to their advantage. I would highly encourage the provision of additional robust boundary treatment for security and privacy purposes rather than be reliant upon enhanced vegetation to provide occupants security and suggest in addition to such planting, 1.8m closed boarded fencing is provided along these flanks to ensure immediate security protection & privacy to the rear of the properties.



Sub-divisional boundary treatment, including between properties walls, should prevent unauthorised access and comprise of similar fencing, which could be 1.5m close boarded fencing and 0.3m trellis topping to enable a good degree of beneficial natural surveillance to take place. Access control by occupants is essential to provide safety and reduce the fear of crime. If gating is considered it would need to be of the same design and attributes as the fencing and locks and fixings reflect the standards found within Secured by Design, New Homes 2014. Frontages open to view is a beneficial feature where defensive planting or other features restrict access to private garden space around ground floor windows.

Vehicular permeability is managed across the development except at the northern end of Yarmouth road where without some form of vehicle restriction at the end of this shared surface, criminality and anti-social behaviour could occur. Pedestrian permeability is appropriately open but should be restricted in the following cases:

- The pathway which features in the south western corner, adjoining Caister by-pass will permit ready access by criminals and other unwanted visitors into and away from the development and will quickly include vehicular use. I strongly recommend that this through route is removed
- Research indicates that open rear access pathways account for up to 85% of burglary entries. So any open rear access service pathways should be considered alongside lockable gates to deny unauthorised access to vulnerable rear gardens and thereby reduce criminal opportunity and the fear of crime for the residents

Though street lighting detail is not available at this time, I would encourage street lighting to adequately cover all four Open Spaces in order that users can be protected during the hours of darkness, fear of crime reduced and criminality or anti-social behaviour deterred. I shall comment on security lighting for properties in due course.

Where landscaping is provided, particularly within the four Open Spaces, general vegetation should not exceed 1m in height thereby denying hiding places for criminals and trees should wherever possible be columnar in habit, providing beneficial visual surveillance below 2m. This open approach permits essential natural surveillance benefits for residents and reduces opportunity for criminality and anti-social behaviour to occur during daylight hours and during the hours of darkness.

The Design and Access Statement references reinforced levels of surveillance through the provision of additional windows. However, under scrutiny of plans submitted I feel there are a significant number of properties on this development which do not have surveillance benefit due to the number of gable ends without active room features, directly facing other similarly designed properties. In effect this means the parking bays which invariably fit between said properties are not actively overlooked. Therefore at present should occupiers hear anything suspicious will have to leave the safety of their property to

investigate, putting them potentially at risk. However, the provision of appropriately oriented ground floor active rooms or in some cases additional windows would significantly reduce that risk by enabling checks on suspicious activity from the safety of the occupant's property.

Despite some absence of active rooms, in-curtilage parking works well on this development. The single, double and quad garages will benefit from vehicle access doorsets which reflect LPS 1175 SR1 standards. The integral garage access doorsets should reflect that same standard for A88B; Kendal; Roseberry; Rufford; and Winstar properties and the rear pedestrian single access doorsets for A88B properties should reflect PAS 24 standards.

Across the development I would recommend the ground floor entrance doors; doorsets; double doorsets reflect PAS 24 attack resistant standards as these specifications have a proven track record in defeating known criminal methods of committing crime.

For the same attack resistance I would recommend all accessible windows across the development be fitted with PAS 24 attack resistant products.

I would encourage the fitting of vandal resistant 'dusk to dawn' sensor security lighting to cover entrance doors, vulnerable rear doors, double doorsets and exposed garage doors meaning that should the occupiers hear anything suspicious they won't need to leave the property to investigate. This means parking will be safer and criminal activity deterred or identified early. When considering security lighting, due regard should be given to preventing a nuisance to other residents and minimising light pollution. There will be some benefit from borrowed street lighting but detail is at this time unknown.

If the applicant seeks to adopt the specifications contained within the Secured by Design New Homes Guidance then they could achieve the prestigious Secured by Design Developer Award through their engagement on the scheme. I would encourage the adoption of the principles contained within New Homes 2014 which can be downloaded from www.securedbydesign.com. If the applicant wishes to discuss how Secured by Design could be delivered or requires any further assistance, please do not hesitate to contact me.

If the applicant wishes to discuss the comments above or requires further assistance, please do not hesitate to contact me.

Yours sincerely

Mr Dick Wolsey
Architectural Liaison Officer
GT Yarmouth Police station
www.securedbydesign.co.uk

Miss G. Manthorpe
Planning Services
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk NR30 2QF

5th October 2015

Dear Miss Manthorpe,

CONSTRUCTION OF 194 DWELLINGS AND ASSOCIATED INFRASTRUCTURE, POINTERS EAST, ORMSBY ST MARGARET (REF: 06/15/0309/F)

The RSPB has been made aware of the above planning application and we thank you for allowing us time to comment on the planning application. Having reviewed the available documents, the RSPB **objects** to this planning application. Our comments on the project are detailed below.

1. Background

Our understanding that Persimmon Homes (Anglia) seek to build 194 dwellings and associated infrastructure on current agricultural land to the west of Ormesby Road.

2. Nature Conservation Issues

The proposed application site is situated c. 2.5km from North Denes beach and 3.9km from Winterton beach, the two sections of coast forming the Great Yarmouth North Denes Special Protection Area (SPA). Other EU designated conservations sites in the area are Broads Special Area of Conservation (SAC), Broadland SPA and Ramsar site, and Breydon Water SPA and Ramsar site.

Great Yarmouth North Denes SPA is designated solely for little terns, a species listed as Annex 1 species on the Birds Directive and a Schedule 1 species under the Wildlife and Countryside Act (see Appendix 1 for little tern data from Great Yarmouth North Denes SPA colonies).

3. RSPB comments

The proposed development falls within the 5km typical distance dog-walkers regularly travel¹. Consequently, there is a high potential that there will be increased recreational disturbance to the Great Yarmouth North Denes SPA little tern colonies. Both North Denes and the beach at Winterton Dunes National Nature Reserve have supported the biggest little tern colonies in the UK, with additional colonies functionally linked to the SPA occurring at Caister-on-Sea and Eccles-on-Sea.

¹ Footprint Ecology (2015). *Habitats Regulations Assessment of the Great Yarmouth Local Plan - Core Strategy at Submission for Examination*. Report for Great Yarmouth Borough Council.

Since 2011, little tern has also been breeding on Scroby Sands. All locations are shown in the attached map (Appendix 2).

The beach at Caister-on-Sea has provided supporting habitat for little terns when North Denes beach has become less suitable. In most years a mobile fence is constructed around the potential breeding area at Caister, with 24-hour wardening undertaken in 2010 when the birds deserted the North Denes beach (a peak count of 38 pairs of little tern were recorded). The five year average for little tern using Caister beach is: 10 pairs (Apparently On Nests; AON), 5 chicks fledged, 0.5 productivity (chicks fledged per pair)

In determining the planning application, the Council must have certainty that an effective mitigation and monitoring strategy will be in place to ensure that the integrity of the Great Yarmouth North Denes SPA is not adversely affected. Natural change does occur, with the North Denes beach cycling through periods of suitable and less suitable phases. Colony re-establishment is dependent on on-going management of recreational activities during the periods when the beach is less suitable for little terns to ensure that birds continue to prospect the area. It is therefore essential that supporting areas such as Caister-on-Sea beach continue operate as a functional part of the Great Yarmouth North Denes SPA and must be protected.

The shadow Habitats Regulations Assessment for the proposed development, suggest that an alternative destination to relieve recreational pressure on other areas of the Great Yarmouth North Denes SPA is via Second Avenue². However, this leads directly to the stretch of beach most suitable to support nesting little terns and the focus for mobile fencing and wardening efforts, as shown in the attached map (Appendix 3). As mentioned above, this beach is functionally linked to the North Denes SPA. This proposal is therefore not viable as part of the mitigation package and places uncertainty over how effectively recreational impacts from the proposed development would be managed. Additional mitigation is required and the Council must consider measures to actively support the current management that occurs within the SPA.

The RSPB is also seriously concerned that because of the historic management we have provided, a third party organisation is being used to by the developer as the mitigation provider for the proposed development. The RSPB is a conservation charity and its charitable funds/monies cannot be used to facilitate development. Whilst the RSPB remains committed to management of little tern colonies within and around Great Yarmouth North Denes SPA, we have no legal obligation to undertake this work and the responsibility for ensuring site integrity is maintained is the responsibility of Local Authorities. The RSPB is aware of the local plan development and Mitigation and Monitoring strategy that will be attached to it, to address the developmental pressures on Natura 2000 sites. In addition, whilst the RSPB remains currently committed to managing the little tern colonies, our work in the long term will be driven by a range of factors including resource availability and changes in conservation priorities. The Council needs to have certainty that measures proposed by developers will ensure integrity of the SPA; this is not the case with the current mitigation proposals.

² Norfolk Wildlife Services Ltd (2014). *Shadow Habitat Regulations Assessment, Pointers East, Caister-on-Sea, Norfolk*. Report prepared by Norfolk Wildlife Services Ltd. on behalf of Persimmon Homes.

4. Conclusions

We accept that impact from the proposed development on The Broads, Broadland and Breydon designations will be limited. However, the SPA at North Denes, and functionally linked beach at Caister-on-Sea, is likely to suffer increased recreational disturbance as a result of this potential development.

The RSPB objects strongly to the application at this time. An enhanced mitigation package must be provided that ensures protection for little tern in line with its Annex 1 and Schedule 1 status as well as ensure no adverse effect on the integrity of the Great Yarmouth North Denes SPA.

The RSPB would be happy to review any additional information provided in support of this application.

If you have queries regarding our concerns, please do not hesitate to contact me.

Yours sincerely,

Claire Branch

Assistant Conservation Officer
RSPB Eastern England Regional Office

Annex to the RSPB's response to the Pointer's East housing application

Appendix 1: Little tern data for the Great Yarmouth North Denes SPA colonies (5-year average)

Sites	Nests (AON)					
	2011	2012	2013	2014	2015	5-yr average
Scroby Sands	180	35	120	50	35	84
Great Yarmouth North Denes	5	5	0	1	3	3
Caister	38	10	0	1	0	10
Winterton	114	197	200	306	79	179
Eccles	21	56	22	14	78	38
Total	358	303	342	372	195	314

Sites	Fledged (peak count)					
	2011	2012	2013	2014	2015	5-yr average
Scroby Sands	80	15	?**	0	0	19
Great Yarmouth North Denes	0	0	0	0	0	0
Caister	22	2	0	0	0	5
Winterton	0	410	328	58	0	159
Eccles	13	0	0	10	90	23
Total	115	425	328	68	90	205

Sites	Productivity (chicks per pair)					
	2011	2012	2013	2014	2015	5-yr average
Scroby Sands	0.67	0.43	?**	0.00	0.00	0.23
Great Yarmouth North Denes	0.00	0.00	0.00	0.00	0.00	0.00
Caister	0.58	0.20	0.00	0.00	0.00	0.49
Winterton	0.00	2.08	1.64	0.19	0.00	0.89
Eccles	0.62	0.00	0.00	0.71	1.37	0.59
Total	0.32	1.40	0.96	0.18	0.46	0.65

**** Fledging success of relay nests at Scroby Sands not known**

North District Watershed EPA

North Lakes Water Treatment Plant

Scale: 0 1 2 3 4 km

North

Legend:

- North District Watershed EPA

Map of the North Lakes area in British Columbia, Canada, showing the location of the North Lakes Water Treatment Plant. The map includes a scale bar (0 to 4 km), a north arrow, and a legend. The legend indicates that the area is within the North District Watershed EPA. The map shows the North Lakes, the North Lakes Water Treatment Plant, and the surrounding area. The map is titled 'North District Watershed EPA' and 'North Lakes Water Treatment Plant'.

[illegible]

Caister-on-Sea

Caister colony intertidal and eelgrass areas

Map scale 1:200

Map produced by RSPB

© Crown Copyright and the Ordnance Survey 2019

RSPB

Jill K. Smith

From: Gemma M. Manthorpe
Sent: 06 November 2015 14:40
To: Jill K. Smith
Subject: FW: 06/15/0309/F Pointers East, West of Ormesby Road, Ormesby St Margaret

Gemma Manthorpe LLB (Hons)
Senior Planning Officer
Great Yarmouth Borough Council

Telephone: 01493 846 638
E-mail: gm@great-yarmouth.gov.uk

Website: www.great-yarmouth.gov.uk

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

Great Yarmouth Borough Council - Customer Focused, Performance Driven

It takes 24 trees to produce 1 ton of office paper! Think... is it really necessary to print this email?

From: Albone, James [<mailto:james.albone@norfolk.gov.uk>]
Sent: 06 November 2015 14:21
To: Gemma M. Manthorpe
Subject: 06/15/0309/F Pointers East, West of Ormesby Road, Ormesby St Margaret

Our Ref: CNF46253_3

Dear Gemma,

06/15/0309/F Pointers East, West of Ormesby Road, Ormesby St Margaret

Since making our initial recommendations on this application we have been in further discussions with the archaeological consultant for this development. As indicated in our previous correspondence, the desk-based assessment, geophysical survey and previous cropmark transcription have highlighted the presence of trackways and enclosures of late prehistoric to Roman date within the site boundary and the potential for previously unidentified heritage assets with archaeological interest to also be present. Whilst it is clear that there is a need for further archaeological work at the proposed development site, based on the archaeological evidence recorded in the surrounding landscape, it is unlikely that the significance of heritage assets with archaeological interest at the site would be so great as to entirely preclude its development. In view of this we are, in this instance, prepared to accept that if planning permission is granted, the further archaeological work required could be carried out under appropriately worded conditions for a programme of archaeological mitigatory work.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological mitigatory work in accordance with *National Planning Policy Framework* para. 141. We suggest that the following conditions are imposed:-

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

and,

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

and,

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

In this instance the programme of archaeological mitigatory work will commence with informative trial trenching to identify the extent and nature of the further phases archaeological work required (e.g. excavation and/or monitoring). Norfolk Historic Environment Service will provide a brief for the programme of archaeological mitigatory work on request.

If you have any questions or would like to discuss our recommendations, please do not hesitate to contact me.

Best wishes

James

James Albone MA ACIfA
Planning Archaeologist

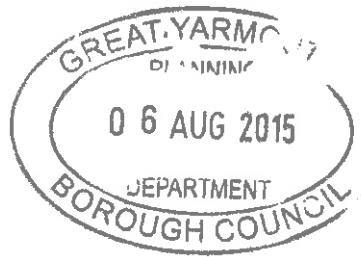
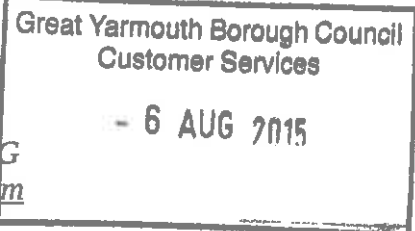
Historic Environment Service
Environment and Planning
Community and Environmental Services
Norfolk County Council
Union House
Gressenhall, Dereham
Norfolk NR20 4DR

Direct dial: 01362 869279

Mob: 07769 887053

Email: james.albone@norfolk.gov.uk

Councillor Brenda Davis
2 East End Close, Caister on Sea, Gt Yarmouth, NR30 5PG
Tel: 01493 720531 • E-Mail: cllr.brendadavis@outlook.com



Date: 4th August 2015

Re Planning Application 06/15/0309/F

Dear Mr Mymms,

I am writing to you as the planning officer for Great Yarmouth Borough Council

I am very concerned regarding the application for the construction of 194 houses by Pegasus Group/Persimmon to the west of Ormesby Road, Caister on Sea.

Although I appreciate that people need housing, they also require the infrastructure that goes with developments.

Caister does not have the Doctors, Dentists, Schools to accommodate this influx of people.

Our roads are already busy and Caister does not have adequate parking for existing residents using the local village shops.

Access to and from the new site could pose a safety risk.

There is already an anti-social problem within Caister and Ormesby and, without recreational facilities for young people, new residents to the area could escalate this problem.

This development is not sympathetic to Caister.

I understand that all the proposed dwellings will be for sale and so will not alleviate the housing problem in Caister and Gt Yarmouth, but will make the developers rich and ignore the plight of local families.

I understand that part of the site is Grade 1 agricultural land, which, once built on, will be lost forever and this country needs to provide food for our ever increasing population.

Also, there is concern that there are bats living and feeding in this area and the endangered skylark also inhabits these fields.

Another concern is the risk of flooding. I understand that a pumping station and lagoon are part of the development to accommodate excess rain water. However, recent flooding in other areas has included effluent and not just rain water, to spill out.

Although this site will have a Caister postcode, it comes under the Parish of Ormesby St Margaret with Scratby, so that parish will receive the precept whilst Caister Parish will inherit the problems.

Part of the Conservative Manifesto for 2015 was

- To ensure local people have more control over planning

Councillor Brenda Davis

2 East End Close, Caister on Sea, Gt Yarmouth, NR30 5PG

Tel: 01493 720531 • E-Mail: cllr.brendadavis@outlook.com

- When it comes to planning decisions, local people are in charge
- We will safeguard green belt protection and support neighbourhood plans to give added protection to valuable green spaces
- The Conservatives will introduce 'open source' planning systems so that people will be able to specify what kind of development they want
- We will create brown field sites.

I should very much appreciate if you would respond to

- a) the points raised against this proposed development and
- b) the non -compliance of the points in the Conservative manifesto.

Yours sincerely



Brenda Davis

44 Reynolds Avenue
CAISTER-ON-SEA
NORFOLK, NR30 5QE



Private and Confidential
Planning Services
Development Control
Town Hall
Hall Plain
Great Yarmouth
NR30 2QF

06th July 2015

Dear Sir

Without Prejudice

Re: Planning Application 06/15/0309 pointers east Ormesby St.Margaret.

We Received notification re proposal for Development of Land Pointers East, West of Ormesby road, Ormesby St. Margaret. We attended the meeting (Pegasus representing Land Owner and Builder Persimmon Homes) concerned at intent to change grade one land to Housing, Which would result in the merging of the two Villages. We raised an objection signature form at the time ,with the original application for 180 residential units, now increased to 194 informed this form could only be forwarded at time of application. The site originally identified as Caister not Ormesby which has now been rectified.

Because of this the residents have initiated a petition against proposals on a number of points highlighted as follows.

- **Removal of a 2000 year old village identity merging Caister on Sea with Ormesby St. Margaret.**
- Great Yarmouth's own core plan statement ,strategic gaps between settlements which need to be maintained to prevent coalescence.(**Gap should be between Caister on Sea and Ormesby St.Margaret)**
- **Use of Grade One agricultural land to build 194 dwellings**, when Great Yarmouth's own core plan (March 2014) states non use of high grade agricultural land (as Mr Heath MP's statement shortage of good farm land) Destruction of Landscape.
- Lack of local facilities in Village , Schools, banks ,petrol stations, no major shops.
- Doctors inundated because of being high volume holiday area and local residents.
- Increased traffic, potential increase in crime in a quiet mainly retirement area.
- No consideration given to age of affected residence's, mainly bungalows ,retirement.
- Effect on Residence backing to site from Reynolds Avenue, problems when trying to sell currently evident, concerns over long term building works ,loss in value of property due to this just being proposed and long term, compensation for this why should residents end up financially worse off .

- **Overflowing Cemetery shortage of space.**
- **Great Yarmouth policy no HOU6** Small developments of under 10 houses only considered for Ormesby St. Margaret. The land is Ormesby St. Margaret.
- **Property currently on market many viewings, viewers put off by plans to build .**
- **Site still viewed as caister on sea regarding proposal and plan showing coalescence gap wrongly located**
- **Long term disruption noise, building works, dust, traffic**
- **Plan improved by building Bungalows backing to Reynolds and placing of open space in front of Bungalows, but site still not wanted, developers change their minds once approved. Grade one agricultural Land.**
- **Foul water pumping station badly located as this will cause many problems with adverse smells.**
- **Lack of Jobs, de valuation of existing properties**

Yours Sincerely

Jonathan and Denise Jefcoate

24 Reynolds Avenue

Caister on sea

Great Yarmouth

Norfolk

NR30 5QD

5th July 2015

Dear Sir or Madam,

Ref: Planning application 06/15/0309/F

Proposal: Construction of 194 dwellings and associated infrastructure

Location: Pointers East west of Ormesby St Margaret GREAT YARMOUTH



We wish to make the following objections to this proposed development:

1. Location and Infrastructure

- The siting of such a mass development on a green field site, currently laid to cereal crop, is inappropriate when brown field sites are currently available within the borough.
- It is questionable why this development would be allowed when a much smaller development sited on a brown field site [First and Last pub] just a few hundred yards away from the field entrance has been refused several times the last refusal being as recently as last week. The reason for the refusal of permission for development given as:
"The majority of the site proposed for the development is located outside the village development limits for Ormesby and as such is not located within an area designated for residential development. Policy HOU 10 of the Borough Wide Local Plan and paragraph 55 of the National Planning policy Framework seek to prohibit development outside of the defined Village development limits....." etc.
This alone makes a mockery of granting permission for even more over development of almost 200 dwelling squashed onto the site.
- The need for a pumping station and lagoon (as defined by the OED 'an artificial pool for storage and treatment of effluent or to accommodate surface water that overflows/ drains during heavy rain.') is also a reason to make this field unsuitable for development.
- If the development goes ahead there will be overspill and flooding as the land is low and heavy rain will result in the new dwellings having raw sewage backing up into their homes and the existing homes on Meadow Croft, Meadow Croft House and Green Acre bungalow

will have raw sewage and domestic effluent escaping and flowing into their gardens and homes too. It is not good enough to hope there will not be 'exceptional weather' we all know what happened in Hemsby last year and to the pumping station during the deluge a few years ago, remember Northgate street, Burgh Road and the bottom of Morton Crescent/Lords Lane and the devastation there. No pumping station comes with a hundred percent guarantee it will happen.

- The change of use from farm land fields to dwellings, concrete and tarmac is bound to generate an increase in excess of surface water that will not drain away and any that does does places further stress on the current drainage system which again places the residents already living in the homes surrounding the development in danger of being in a flood zone. We wonder what the Environment Agency advice would be if this were to go ahead.
- The need for a pumping station is a retrograde step in this area. In the very recent past before the improvements to the Caister Treatment Works all the local residents in this area had endured 'The Caister Stink' for years. To expect those same people to put up with this once more and live with what is in effect an open sewer just yards from their homes is antediluvian.

2. Residential Amenities

- We object on the grounds that there is a total lack of provision of any additional amenities
- This green field site is located on the furthest edges of both Ormesby and Caister on Sea Villages. As a teacher who for the last 28 years have taught in schools within the borough of great Yarmouth I know that a projected increase of up to 200 + could not be accommodated. Both village Primary schools are already oversubscribed and this will also impact on many other Primary schools in the north Yarmouth area and pupils moving onto high school will also face the same difficulties.
- Whilst I am aware that the developer sometime offers a one off fee per dwelling to the local authority towards education costs realistically this is unlikely to even cover the cost of a single mobile classroom let alone equipping it and staffing said mobile. Given all the hype about the schools in the borough and raising standards, educating children in prefabricated buildings which are freezing in winter, often so hot in the summer they have to be vacated for pupil safety and where access to toilets mean walking back to the main buildings whatever the weather is not a solution to education in the 21st Century.
- Should the development go ahead with no possibility of a new primary school then this will be to the detriment of the education of all pupils in both Ormesby and Caister on Sea.
- The addition of this development will place a huge burden on GP services. There is only one GP practice serving Ormesby and North Caister. The practice already has to cope with the influx of summer visitors as it covers the coastal villages. to burden the practice with a possible 400+ new patients will affect the available care on offer.
- The practice has a high proportion of elderly patients given the demographic of the area with over sixties living in bungalows in Ormesby and North Caister so to suggest an increase in dwellings without an additional surgery could be putting those most vulnerable within the borough at risk of not being able to access primary care when they need it most.

- The development will also place an additional strain on the already overstretched emergency services that are available to this area. Given the cut backs extra resources would be needed to ensure adequate access to the police, fire and ambulance services. I know from personal experience that for 'non-life threatening' cases the waiting time is already 2 hours. This will only increase unless additional resources can be found to meet the rise in need.

3. Highway safety and traffic

- We object to the development going ahead on the grounds of traffic increase and public safety
- Linked into the lack of extra educational provision will be the increase in traffic on the Ormesby, Caister Yarmouth road route into Great Yarmouth. Despite the close proximity of the Caister by pass/Jack Chase Way working parents who access schools beyond Ormesby or in Great Yarmouth are more likely to use the routes through the village as it is closer to drop off points for the children. This in turn will lead to more hazards for families who already walk this route. There is one zebra crossing on the route and no traffic control at all in Ormesby.
- There will also be a general increase in traffic on the bypass which already 'backs up' at both roundabouts at rush hour.
- There are no proposals to improve highway safety, the increase of traffic-an average of 2 cars per dwelling will make it likely that drivers will opt to take a 'short cut' through Caister village as traffic builds up on the bypass at busy times. I can remember North Caister before the bypass when pedestrians could wait up to 15 minutes for an opportunity to cross the road safely. No one wants to go back to this.
- The extra traffic will also be hazardous for the residents of North Caister. Most of the homes in the immediate area of the development are occupied by the over 60s who already have to negotiate Ormesby Road traffic as pedestrians get to their local shop and post office. Do we need an avoidable fatality on our conscience?

4. Statutory and emergent planning policy

- We are aware of the borough's need to build a required number of new homes and that there are outline plans for a large development to go ahead on the land adjacent to the bypass/Jack Chase way opposite Tessara Park. It is to be hoped that this would include a new primary school, GP surgery and restructured road system on the bypass for safety. The siting of this new build would be nearer the Caister treatment works doing away with the need for a pumping station so close to existing residences [as in the Pointers East proposals]. If this is to go ahead then there is no need to cram almost 200 dwellings onto what will be one of the few remaining green spaces north of Caister on sea.
- The huge development that is ongoing in Bradwell/Belton is also addressing the projected numbers of increased housing within the borough again making it unnecessary for this 'infilling' by random housing developments on smaller green field sites.

- The design of the development is also inappropriate as it is not in keeping with the existing properties. It will swamp a pre-existing development of bungalow dating from the 1950s to 1980s.
- The new development is almost all two story dwellings this will mean that all pre-existing dwellings will lose all privacy.
- The pre-existing dwellings, especially those in Reynolds Avenue and Meadowcroft will all have new properties next to their rear garden boundaries meaning they will lose all privacy and light from their gardens.
- Having visited the Persimmon new build at Hoveton it is clear that the whole 'look' of the development will not be in keeping with the surrounding area at all given the location. It would be out of place and spoil the character of a well-established and sought after area of Ormesby/Caister on Sea thus devaluing the current properties considerably. This is especially so for those current residents who will be unfortunate enough to have large new properties build directly behind them obscuring their light.
- While loss of view is not a sufficient reason to reject a planning application the developers have given no thought to existing residents and have allowed no green space as a buffer but have hijacked their aspect completely. To lose the right to sit in the sun in your garden you have cherished for many years and enjoy the pleasures of watching the pheasants, foxes, muntjac deer and pipistrelle bats will be a very bitter pill for the current residents to have to swallow if this goes ahead.
- There is only one tiny green space to the rear of the development which has no access except through the development itself. It can hardly be viewed as an asset to the whole community of Ormesby or as a haven for wildlife and looks to have been done merely as a 'sop' to planning laws.

5. Noise Disruption and smells

- We have already raised the issue of smells when there are problems with the pumping station and lagoon but we also raise the objection of noise and disruption.
- We have grave concerns about the noise disturbance and dust that will be generated if their development goes ahead. The initial works would mean disruption to the flow of traffic at a site very close to the roundabout at the Grange Hotel in Ormesby. The road would be blocked off for drainage work, trench digging and material and plant delivery which will be hazardous and a potential accident blackspot during this lengthy process.
- We are also aware that a build this large will be done in phases over 2-3 years and during this time the local residents will have to endure noise disruption and dust for 10 hours a day for 6 and on occasion 7 days a week. The noise and dust generated by the work will mean that most residents will not be able to use their garden or even hang out washing on the line to dry on 'dust days' the quality of life of current residents will be greatly affected for what is a long period of time if you are elderly or infirm.


6. Other concerns

- Whilst we are aware that all plans that are submitted to the Borough Planning Committee need to be discussed and considered we are very perturbed by the choice of developer.

- Given that recent investigations by 'BBC Watchdog' and 'The One Show' have raised concerns about the possible quality of the builds and other company practices we do question whether it would be right for Great Yarmouth Borough Council to agree to allow the developer to go ahead at this time. Should such investigations prove to be founded in may not be in the Borough Councils best interest to be seen to be supporting something which may in the future be found to be of inferior quality? People who work hard and wait a long time for a home of their own deserve to be better served
- Let us not be naive for the developer it is all about 'The bottom Line' and therefore 'caveat emptor' should be the Borough Council's watch word about the above proposal

I hope you will give our objections and concerns due deliberation.

Yours Sincerely



Rosemary Williams



Mark Williams

37 Reynolds Avenue
Caister on Sea
Great Yarmouth
Norfolk
NR30 5QE



8th July 2015

Dear Sirs,

Ref 06/ 15/ 0309/ F – Pointers East Proposed Development

I am writing with regard to the above, proposed development.

I am opposed to the above development for a variety of reasons.

The number of extra dwellings in this area would overload an already struggling infrastructure.

The medical services here, including doctors' surgeries, dental services and pharmacies are already stretched to the limit, with patients having to wait excessive times for appointments.

Our local post office, was replaced by a small, single counter in an already busy local store. This could become even busier.

The local traffic would increase, causing even greater delays. It is already very heavy and becomes worse in the summer months, when the holiday centres get busy.

I am concerned that the "lagoon" would cause problems with airborne pests such as mosquitoes etc.

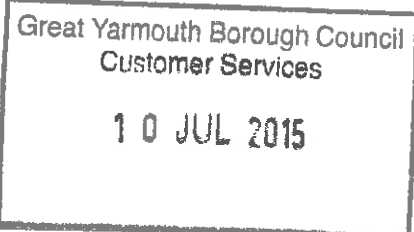
I am worried that good arable land would be lost. We have already lost a large area due to the solar farm, nearby.

It would make far more sense to me, to build on some of the "brown" sites (of which there appears to be plenty) in the Great Yarmouth Town area, where the homes are more urgently needed.

Mr Michael Tiernan.

A handwritten signature in black ink, appearing to read "LYNDA TIERNAN".

+ MRS LYNDA TIERNAN.



Internet Consultees

Application Reference 0615030947

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Lynne Connell

Address 65 Seafeld Road North

Caister on Sea

Post Code NR30 5LG

Telephone 01253 811111

Email Address

For or Against OBJ Object

Speak at Committee ☐

There are many issues surrounding the building of these home which will actually do NOTHING to relive the housing pressures locally. There is NO SOCIAL HOUSING only affordable housing.

This a Green Belt Land in fact much of the land is Grade 1 agricultural land. The Planning Portal Planning Practice Guidance States in Section 9 Protecting Green Belt Land that the fundamentals aim of Green Belt land is to prevent urban sprawl by keep land permanently open. In paragraph 80 it states that one of the 5 purposes of Green Belt Land is to prevent neighbouring towns merging into one another.

In both instances these guidance so are being ignored. The planned development will remove the green belt

Date Entered 03-08-2015

Internet Reference 0WPC447

Internet Consultees

Application Reference 06/15/0309/H

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Lynne Connell

Address 65 Seafeld Road North

Caister on Sea

Post Code NR30 5LG

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

separating Ormesby village with Caister Village. Thereby closing the green natural boundary and merging villages!! the area of development is an ESTABLISHED green belt land and in paragraph 83 states that once established, Greenbelt boundaries should only be altered in exceptional circumstance. This development does not meet with exceptional circumstances.

In fact this land should be classified as Safeguarded because of the village boundary it creates.

Reading on Paragraph 89 states that Local Authorities should regard the construction of new building as inappropriate in Green Belt and lists the exceptions. The proposed development does NOT meet with any of these exceptions.

Date Entered 03-08-2015

Internet Reference OWPC447

Internet Consultees

Application Reference 06/15/0309/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Lynne Connell

Address 65 Seafield Road North

Caister on Sea

Post Code NR30 5LG

Telephone

Email Address c

For or Against

OBJ

Object

Speak at Committee

In a recent Engineering Judgement Assessment the proposed development land was deemed as susceptible from flooding from surface water run off and has resulted even within the last few months to localised flooding. Many of the natural dykes have been filled with soil and garden waste thereby making the flooding problems worse. The drains and drainage systems in North Caister cannot cope now. How much worse the flooding will be for all residents if further 194 homes are built.

Caister on Sea has and continues to experience flooding, it remains at risk from flooding from surface runoff, ordinary watercourses and sewers, providing a complex interaction of potential flood sources, pathways and receptors.

Date Entered 03-08-2015

Internet Reference OWPC447

Internet Consultees

Application Reference 06/15/0309/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Lynne Connell

Address 65 Seafeld Road North

Caister on Sea

Post Code NR30 5LG

Telephone ()

Email Address c

For or Against OBJ Object

Speak at Committee

Wildlife and environment will be affected to a great extent. A report from Natural England has been requested in respect of the Bats nesting in the Oak trees in the vicinity of the development. These protects species are also feeding in the hedgerows which will be cut back, there are some plans to replace a few, however once the natural has been removed it will wipe out the local population of wildlife feeding there.

These are just a few of the reasons why I and my husband, a local Borough Councillor object to this Planning Application and we will be at the Borough Council when it is discussed by Development and Control Meeting

Date Entered 03-08-2015

Internet Reference OWPC447

20a Clay Road
Caister on Sea
Great Yarmouth
Norfolk NR305 HB

Great Yarmouth Planning Department
Great Yarmouth Borough Council
Great Yarmouth.



31/07/2015

Dear Sirs

**Planning application by Pegasus Group on behalf of Persimmon Homes Anglia
Pointers East within the Borough of Ormesby St Margaret.
Application 06/15/0309/F**

I know the site well and have familiarised myself with the plans. I strongly oppose this planning application. There are a number of reasons why I say this application should not go ahead.

The Planning Statement produced for Persimmon Homes by Pegasus Group (May 2015) states:

Policy CS9 provides for high quality and distinctive places as follows:

"High quality, distinctive places, are an essential part in attracting and retaining, residents, businesses and developers. As such the Council will ensure that all new developments within the borough:

a) Respond to, and draw inspiration from the surrounding area's distinctive natural, built and historical characteristics, such as scale, formmaking efficient use of land and reinforcing the local identity.

<http://www.great-yarmouth.gov.uk/view/GYBC167097>

This application does not, in any way, comply with Policy CS9 objectives.

I spoke to Sophie Weggett of Persimmon Homes East Anglia, the senior planning officer for this proposed development. Ms Weggett told me that she was not fully familiar with plans submitted for Pointers East and struggled to answer some of my questions. However, she did say that:

1. Persimmon have a Landscape Policy designed to reduce visual impact of new housing. The landscape policy includes a tree report which categorises trees according to the health of the tree. Preservation of existing hedges would also be factored in, if possible.
2. Existing hedgerow and trees on Ormesby road will need to be removed to allow drivers to turn off Ormesby road to access their homes. Traffic will enter and leave via single access on Ormesby road.
3. The existing roundabout will be altered to accommodate the extra traffic.

Addressing each point in turn, I comment as follows:-

1.1 Pegasus Group produced a "Community Consultation Leaflet as part of the public consultation process for this proposal. [http://www.pegasuspg.co.uk/ormesbyroad/Leaflet%20\(Final\).pdf](http://www.pegasuspg.co.uk/ormesbyroad/Leaflet%20(Final).pdf)

Clearly, Ms Weggett had not read the leaflet which shows that a great many mature trees and long established mixed plant hedgerows will be lost. Replacing existing trees and mixed plant hedging with sapling trees and newly planted hedges is a very poor substitute.

2.1 Most people buying homes work, and it is reasonable to assume that there will be in the region of 400 cars a day leaving and entering this development via a single access point. The likely congestion at peak times will be made worse by the plan to allow vehicles leaving and entering their homes directly from Ormesby road (see the area marked red on Community Consultation leaflet either side of the vehicle entrance/exit road). In addition, removing the hedgerow on Ormesby road to allow direct access to houses by car will result in this development having a very high visible impact on Ormesby road and does not comply with the objectives set out in Policy CS9 namely the passage that reads:

Respond to, and draw inspiration from the surrounding area's distinctive natural, built and historical characteristics, such as scale, formmaking efficient use of land and reinforcing the local identity.

3.1 No reference to changing the roundabout was made when the public were consulted on this application. Modifying the roundabout will not alleviate traffic congestion because traffic enters and exits the roundabout via single carriageways. Modifying the roundabout will simply cause more environmental damage, the roundabout is bordered by mixed hedgerows and trees.

It is already difficult to join the Caister bypass from Ormesby road at busy times. Extra road traffic from this development travelling through Caister, along with holiday traffic, and traffic generated during 'the school run' will generate heavy congestion at "the narrows" by Caister church. The traffic light arrangement only just about copes at the moment. At peak holiday traffic times the situation will result in regular traffic hold ups. A situation that will impact on Caister High Street, damaging local businesses.

I understand the pressure and need to build housing. However, I believe the visual and environmental impact of developments should be taken into account. Pointers East is a particularly beautiful area – a small green corridor- with mature deciduous trees and mixed hedgerows. The Royal Society for the Protection of Birds are urging people to save our wildlife in their Making Space for Nature campaign. The RSPB 2013 State of Nature Report shows a 60% decline in the wildlife species monitored in the UK.

https://www.rspb.org.uk/Images/stateofnature_tcm9-345839.pdf. Pointers East is an example of a good wildlife habitat, for bees, butterflies, moths and other insects. It is a greenfield site that should not be developed. Conservation is about both saving endangered species and preventing species becoming endangered; loss of habitat is a key factor in wildlife loss.

The Great Yarmouth Mercury reported on 25th May 2015 that:

An independent planning inspector has gone through town hall documents with a fine toothcomb and suggested changes to figures which bumps up the total of new homes needed from 5,700 to 7,140. Pointers East lies in Ormesby St Margaret. If the development goes ahead Caister will see its rural appearance blighted by housing and road traffic that will not even count towards the 7,140 figure.

I say that the application to develop Pointers East will erode, rather than reinforce local identity. Caister will cease to be a rural village, it will become an area of urban sprawl. If this application is passed it will open the floodgates to uncontrolled building in the borough.


Stephen Lavan

06/15/0309/f



Mrs Daniels
22 Reynolds Avenue.
Caister-on-Sea.
Norfolk.
NR30 5QD.

Tuesday, 04 August 2015.

Dear Mr Freeman.

I attended the meeting of Ormesby/Scatby parish council meeting along with other residents there was also a member of the press there. I have read the report by Anthony Baker which states that there was "Very little negative feedback from Caister residents" how could this be as we were not really allowed to voice our opinions only given a 3minuit slot? I am totally against this build, reasons. 1. The disruption for the next 3 or maybe 4 years. 2. Air quality from the increase of traffic morning and evening rush hour traffic as quoted by Anthony Baker "Ormesby agreed that it would be Caister roads that would take the brunt of the traffic especially during early morning rush/school hour and the same in the evenings" Surly if you speak to the health service they will tell you how many adults & children are suffering for breathing problems this is only going to add to their illnesses. 3. Doctors/surgeries these cannot cope now. Dentist cannot cope now I was unable to get enrolled with a dentist I have to go to Yarmouth. The police station is more or less closed. Schools are full to over flowing. The JPH cannot cope the A&E most times is a 3to 6 hour waiting time. 4. There is nowhere for the youth here, the nearest cinema is in Yarmouth, swimming pools are all around in season other than that again they have to travel to Yarmouth Marina or further afield. 5. Why the builds are not put on Brown field sites first I really do not understand. 6. The wild life will suffer greatly, I have seen owls bats dear frogs and quite a few different species of birds, as there been a proper study of the diversity of the existing wild life?

I know that new homes are needed but, again these should be built on Brown field sites not on the grade 1 fields once they are built on they are no longer able to use them again. This is our children/grandchildren future and food supply, is this going to be taken away from them? It feels like the word VILLAGE is being taken away also this I am finding very hard to cope with because the word PROFIT is being used instead! THIS IS MY OPINION....

Mrs.J.Daniels.

CC. Mr.D. Mimms.

The Mercury.

File.

Internet Consultees

Application Reference 06/15/0309/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Stephen T Russell

Address 43 Reynolds Ave

Caister on Sea

Post Code NR30 5QE

Telephone

Email Address

For or Against OBU Object

Speak at Committee

The majority of the site proposed for the development is located outside of the village development limits for Ormesby and as such the majority is not located within an area designated for residential development. Policy HOU10 of the Borough Wide Local Plan and paragraph 55 of the National Planning Policy Framework seek to prohibit development outside of the defined village development limits or the urban area by providing criteria to be met to allow development under certain circumstances. The applicant has not sought to comply with policy HOU10 of the Borough Wide Local Plan or paragraph 55 and as such the development is contrary policy HOU10 and the National Planning Policy Framework. The proposed over development of a site in a prominent location within an area designated as landscape

Date Entered 31-08-2015

Internet Reference OWPC478

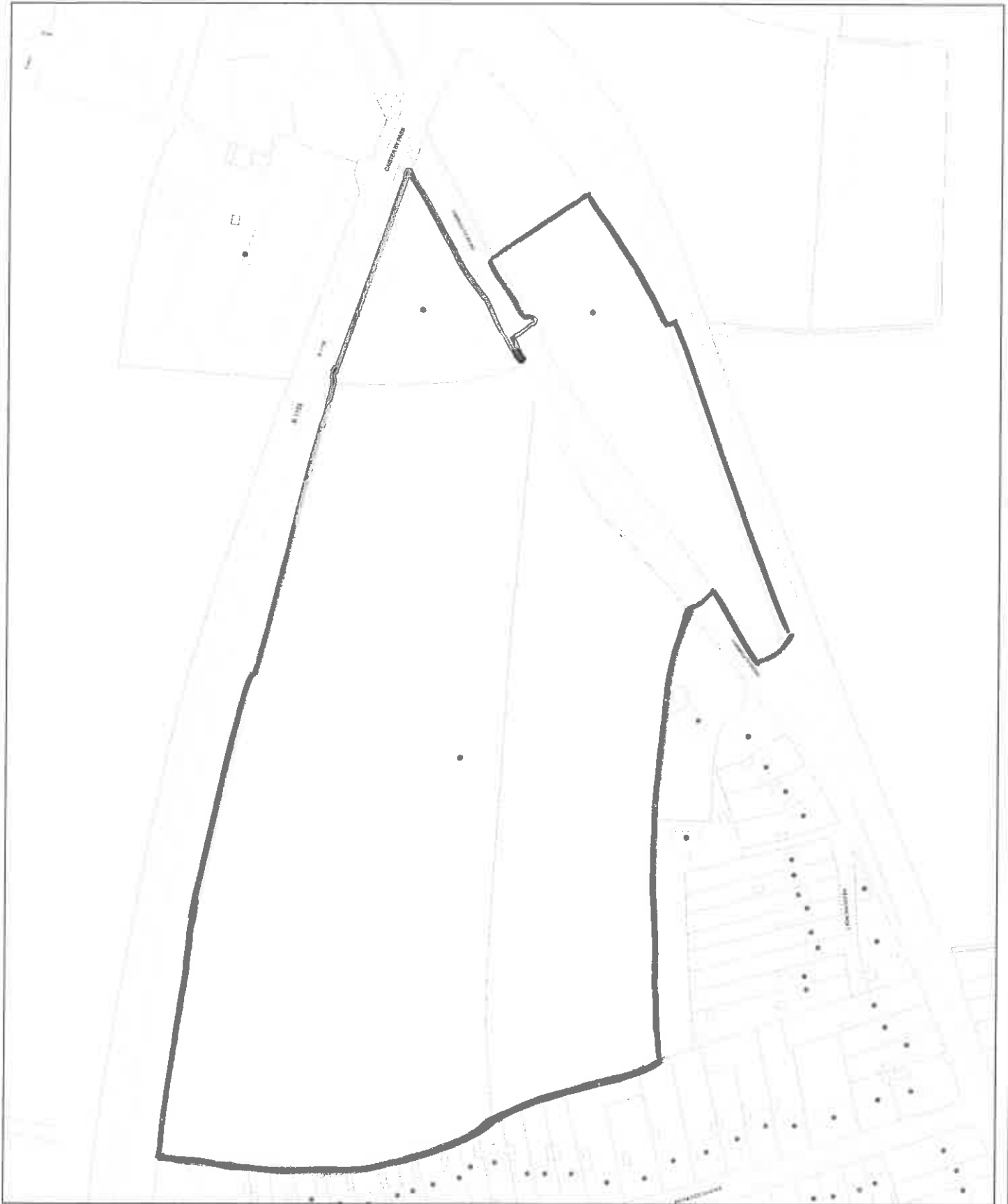
Internet Consultees

Application Reference Attachments Invalid Consultee Comment? ☐Copy to existing Consultee? ☐Name Address Post Code Telephone Email Address For or Against Object Speak at Committee

under certain circumstances. The applicant has not sought to comply with policy HOU10 of the Borough Wide Local Plan or paragraph 55 and as such the development is contrary policy HOU10 and the National Planning Policy Framework. The proposed over development of a site in a prominent location within an area designated as landscape important to the setting of settlements is contrary to policy NNV5 of the Borough Wide Local Plan as the indicative design does impinge on the physical separation by urbanising an area, although previously development, of open character. In addition the applicant has not sought to demonstrate an essential need for the development and as such it is contrary to policy NNV5 of the Borough Wide Local Plan.

Date Entered Internet Reference

06/15/0309/F



UPRN:



GREAT YARMOUTH
BOROUGH COUNCIL
Planning and Business Services
Enforcement

Town Hall, Hall Plain, Great Yarmouth NR30 2QF
01493 856100 enquires@great-yarmouth.gov.uk



Date: 09:11:15

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