

Reference: 06/16/0391/SU

Parish: Bradwell

Officer: Mr D.Minns

Expiry Date: 30-09-2016

Applicant: Great Yarmouth Borough Council

Proposal:

- 1) Outline application for up to 231 application units (5.88 hectares)
- 2) Full Planning Permission for 56 residential units Associated infrastructure, pumping station electricity sub-station and landscaping

Site: Site 25 Beacon Park , Bradwell Great Yarmouth

REPORT

1. The Proposal

1.1 This is a hybrid planning application for up to 287 residential dwellings on a total site area of area of 9.07ha (21.71 acres approx.)

1.2 The application comprises two parts:-

- a) Full planning permission is being sought for Phase 1 of the residential development comprising 56 residential dwellings comprising on a site of approx. 2.24 ha (check figures) 3.19) including associated infrastructure, pumping station electricity sub-station and landscaping
- b) Outline application for up to 231 application units (5.88 hectares) with the means of access along with the numbers to be considered only to be considered at this stage.

1.3 The Full Application for Phase 1 includes a mix of 56 dwelling types comprising

- 5 -2 bed of which 6 are affordable
- 30 - 3 bed
- 14 – 4 bed

Also included in Phase 1 is the provision of the foul sewer pumping station and the electricity sub-station.

1.4 The outline application area is shown as three Phases 2, 3 and 3b. In this area all matters other access are reserved for future consideration ie layout, appearance, scale and landscaping. Phase 2 = 45 units, 3A = 119 units. 3B=67units

1.5 Taken from the application Design and Access the overall scheme proposes

Unit Size	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	Total
PHASE 1	0	11 (20%)	30 (54%)	13 (23%)	2 (3%)	56
Market	0	5	30	13	2	50
Affordable	0	6 (100%)	0	0	0	6
PHASE 2/3	58 (25%)	74 (32%)	66 (29%)	33 (14%)	0	231
Market	51 (25%)	72 (34%)	60 (29%)	25 (12%)	0	208
Affordable	7 (30%)	2 (9%)	6 (26%)	8 (35%)	0	23
ENTIRE SITE	58	85	96	46	2	287
Market	51 (20%)	77 (30%)	90 (35%)	38 (15%)	2	258
Affordable	7 (24%)	8 (28%)	6 (20%)	8 (28%)	0	29

Development Proposal Table

SITE 25, BEACON PARK, GORLESTON-ON-SEA PLANNING STATEMENT

1.6 In terms of site density Phase 1 is approximately 18.7 dwellings per ha with overall site density 31.6 dwellings per ha with 10% affordable housing in line with the Core Strategy Housing Sub- area 2 for this part of the Borough.

The application is accompanied reports and statements

- Planning Statement
- Design and Access Statement
- Air Quality Impact;
- Archaeological Survey
- Desk Study Summary
- Ecological Assessment
- Flood Risk assessment and Drainage Strategy
- Landscape and Visual Impact Assessment ;
- Noise Assessment and Technical Memorandum
- Socio economic factors;
- Habitats Regulations Assessment
- Utilities Assessment

2. Planning Background

2.1 The site forms part of a larger area of some 72 hectares (172.8 acres) of land that was originally granted planning permission for a mix of uses in July 1995. The land is designated in the Great Yarmouth Borough Wide Local Plan 2001 and there are a number of associated policies which seek to promote a high quality business park and commercial area.

2.2 In 2006 the site was identified for residential development in an application for Phase 2 of Beacon Park (06/06/0513/SU) which in total covered a site area of

approximately 37.25 Ha (92.04 acres) for commercial and residential development which was subject to a resolution to approve but was subsequently withdrawn.

2.3 The current application site forms part of the Beacon Park development area identified in the Great Yarmouth Core Strategy adopted December 2015 and is shown on the Local Plan Policies Map (south) accompanying the Core Strategy document as forming part of the South Gorleston Development area identified as (SG1)

2.4. Beacon Park and its extension is seen within the Core Strategy as a Key Policy growth area. Members will be aware that Planning consent was granted in 2014 for a hybrid planning application for a total of 850 dwellings comprising full permission for 150 dwellings and 700 dwellings in outline. In addition the outline permission includes 10.36 ha (25 acres) of commercial mixed use area (including B1,B2,B8 uses); a local centre (up to 1600 sq m to include A1-A5, B1,D1 & other community uses); primary school, open space and 150 houses in full. Permission was also granted for the link road.

2.5 The development is to take place either side of the link road and part of the development site abuts the northern boundary of Site 25. Currently the full permission is being implemented by Persimmon Homes. Site 25 is located to the west of Woodfarm Lane and east of Beaufort Way which links the A12 and A143 opened in late 2015

2.6 Site 25 is shown as an allocated site in the Strategic Housing Land Availability Assessment (SHLAA) 2014 update forming in part of GO21 with the majority of the site forming part BR11 and adjacent to BR09 - the approved South Bradwell extension currently under construction.

2.7 The description of the site in the SHLAA states;:

“that the site which is relatively flat is considered suitable for development. The site being adjacent to Gorleston and considered to have a good access to a range of facilities - access to three (secondary school, range of shops and GP surgery). The site is in the Beacon Park allocation, and the Phase 2 Masterplan has not identified a use for the site. Access could be provided by extending the existing Beacon Park access road.” It goes on to state

“that Beacon Park is currently unsewered however sewers from Phase 1 of Beacon Park will be extended to serve the site. In addition there are no surface water sewers therefore surface water will have to be disposed of by using other methods such as SuDs as in Phase 1. It further states that “

there are no major constraints identified that may impact upon the site, therefore the site is potentially suitable for residential development however the acceptance of the site will depend upon the Council's distribution strategy for development.”

2.8 In terms of deliverability the site it concludes that the site could be available in the next five years. The conclusion being that the site could yield up to 272 units at 40 dph whilst maximising an appropriate range of dwelling types for this.

2.9 Following a number of pre-application discussions and exhibitions in the Town Hall a public exhibition was held at Herman Academy Primary School on 20 January 2016. The summary and conclusions from the document supporting this application states that no major issues were highlighted to be addressed and that the general feeling about the development was very positive.

2.10 A formal request was submitted for an Environmental Impact Screening (EIA) opinion to the Council on March 15 March 2016. The screening opinion was provided on 2 June 2016 confirming that the application did not require an EIA

3. The Site and Context

3.1 This site is identified as Site 25 in the Beacon Park Masterplan. The land was previously used for arable farming. Woodfarm Lane runs north from Beacon Park and joins into Oriel Avenue at the eastern part of the site.

3.2 The site benefits from a semi-rural setting in the form of a 40m deep tree belt, which runs along its full length to the east boundary with Woodfarm Lane as well as the north boundary and approximately half of the west boundary before connecting back with the A12-A143 link road. This landscaped zone affords a visual and acoustic buffer, both to and from the application site and is identified as amenity landscaping in the local plan maps. (SG11).

3.3 The established tree belt bordering the site, on three sides, comprises a mixed plantation of native and non-native species, mainly broadleaf in nature. Species include, but are not limited, to Birch, Ash, Hazel, Pine, Hornbeam, Oak and Cherry. They are all relatively young category B trees and will require thinning, as part of any management strategy.

3.4 The tree belt, although with no real significant individual trees as a whole, provides an excellent screen to the site that will only improve with the passage of time. Consideration will need to be given to vegetation, relative to highway proximity, as well as proximity to construction traffic / and building placement, so to mitigate possible issues such as overhanging branches, shading and future tree growth.

3.5 For full details relating to existing trees, are considered in the Arboriculture Method Statement and Tree Protection Plan, prepared by Wild Frontier Ecology in support of this application.

3.6 In addition, a Landscape & Visual Impact Assessment has been undertaken by The Landscape Partnership and through this process the scheme has been refined to ensure that it has no adverse impact on Landscape Character. The site is not within any Landscape Designations at either national or local level and the character of the landscape in the vicinity of the site is heavily influenced by the presence of urban settlement edges of Gorleston-on-Sea and Bradwell, the A12 - A143 Link Road and Beacon Park.

3.7 The site appears relatively flat but does vary in height across the site with the highest point being the southwest corner and lowest being the far north of the site and gently slopes towards southeast to Woodfarm Lane. Consequently, the site's

marginal gradient which will sufficiently cater for inclusive access throughout and should assist with highways drainage design, by limiting the number of gullies required. However, these fleet gradients will pose a disadvantage in relation to foul drainage.

3.8 The southern third of the site is the flattest area capable of accommodating foul drainage by gravity, which will feed into an upgraded sewer system in Woodfarm Lane, connecting via the rear of the James Paget Hospital to the sufficiently sized foul sewer in Brasenose Avenue, located to the northeast.

3.9 The northern two thirds of the site, however, will require a pumping station to bring the foul water up to the required height for connection into the gravity system. A single pumping station will cater for this area, but its position and delivery will be key with respect to any phasing of development and hence along with the electricity sub-station is shown to be provided in Phase1 of the full application.

4. Surrounding Land Uses

4.1 The area to the east of site on the opposite side of Woodfarm Lane to the northeast end is Gorleston Town Football Club (Emerald Park) south of the club and around 2Ha of allotments towards the centre third of the site frontage serving residents in the locality. Beyond this and opposite the remaining frontage to Woodfarm Lane is the James Paget Hospital helicopter 'Final Approach and Take-Off' (FATO) Area which stretches further south and runs alongside a children's play area backing onto properties to Carrel Road, adjacent to the bend on Woodfarm Lane.

4.2 Further afield, Ormiston Venture Academy and Ormiston Herman Academy, lie to the north of the football club off Oriel Avenue. To the east of the football club and allotments is Brasenose Avenue, providing principal access to this residential area from the A12 (north of the James Paget Hospital). Edinburgh Avenue runs along the east flank of the open space, occupied by the football pitches connecting Oxford Avenue to Brasenose Avenue. This road provides access to the allotments at its southwest corner. To the southeast, Jenner Road branches from the Beaufort Way roundabout as primary access to this Persimmon residential development. A second estate branches from Beaufort Way northwest of the roundabout, facilitating access into Carrel Rd, from which Woodfarm Lane branches.

4.3 To the southwest of the link road is the Beacon Park Enterprise Zone, which comprises 25 acres of mixed office, industrial and leisure development. To the south of Site 25 identified as Site 24 on the Beacon Park Master Plan, is the site approved for retail development Planning Application Ref 06/13/0025/F(Sainsbury's),.

5. Site Topography

5.1 A topographical survey submitted with the application demonstrates that the site is on ground sloping from south to north. Ground levels at the southern boundary are in the range of 12.25 – 10.90 AOD. Along the northern boundary, ground levels are in the range of 9.25 – 8.90AOD

5.2 The exposed site frontage to the A12/A143 link road, drops by 1m from south to north, for a frontage of around 250m in length. The far north end of the site drops by 3.3m from the highest point and by 1.9m along the site's 440m length to Woodfarm Lane.

5.3 Consequently, the site's marginal gradient which will sufficiently cater for inclusive access throughout and should assist with highways drainage design, by limiting the number of gullies required. However, these fleet gradients will pose a disadvantage in relation to foul drainage.

5.4 The southern third of the site is the flattest area capable of accommodating foul drainage by gravity, which will feed into an upgraded sewer system in Woodfarm Lane, connecting via the rear of the James Paget Hospital to the sufficiently sized foul sewer in Brasenose Avenue, located to the northeast.

5.5 The northern two thirds of the site, however, will require a pumping station to bring the foul water up to the required height for connection into the gravity system. A single pumping station will cater for this area, but its position and delivery will be key with respect to any phasing of development.

6. Access

6.1 Access to the proposed development is via two access points on Woodfarm Lane; access to Phase 1 would be via the northerly of these two access points. At present, Woodfarm Lane is a narrow lane, and proposals are being brought forward separately by the Borough Council and County Council to widen this road. Part of this road widening has previously been required as part of application 06/13/0025/F for Site 24, and either this scheme, or an alternative for which separate planning permission will be required, is to be implemented in the Winter of 2017.

6.2 These improvements are to be carried out as part of the ongoing programme for provision of infrastructure to the wider Beacon Park area. The Local Highway Authority (LHA) have confirmed that the upgrade to Woodfarm Lane is required prior to the occupation of any of the dwellings on Site 25, and the new road will be required to be in place prior to the occupation of any dwellings within Phases 2 and 3 (the outline element). It is therefore anticipated that the residential development proposed within this application will be subject to what is known as 'Grampian Conditions', to secure these off-site highways improvements prior to occupation.

6.3 As part of the improvements to Woodfarm Lane, the road will be closed to through-traffic (vehicular only) to prevent 'rat-running' which is a current problem in the area. A Traffic Regulation Order (TRO) has previously been promoted, although it was never sealed, and its implementation was a condition of the consent for a supermarket on the land immediately south of the site. The agreed stopping up point was located between the two points of access into the residential site. The intention is that the stopping up point will be relocated to the north of the northernmost access point into the residential site; this has been agreed with the Local Highway Authority (LHA), and a new TRO is it understood currently being promoted by the highway authority.

6.4 The moving of the TRO has the potential to ensure an improved access to the allotment gate located off Woodfarm Lane. Cycles and pedestrians will gain access to the development site from Woodfarm Lane, There is a shared footpath / cycle way to the edge of the A12/A143 link road on the development side. The consent for Site 24 makes suggestion for a pedestrian / cycle access into the masterplan site and there is also the possibility for a connection to the Bradwell site at the northwest corner.

7.0 Noise

7.1 A number of potential noise sources are identified; principally the A142/A12 Link Road to the west and the James Paget helicopter flight path, to the east.

7.2 A Noise Assessment has been undertaken by Adrian James Acoustics, which confirms that, due to its infrequent use, noise emanating from the helicopter flight path does not require consideration. With the opening of the A12/A143 link road, it is accepted that noise will emanate from the southwest direction into the application site, which may be amplified by wind direction. Whilst the infrastructure works, associated with this link road, includes an earth bund at the development's boundary edge, this is unlikely to solely mitigate noise to an acceptable level and other measures may be required such as acoustically-rated windows and vents to properties which face in this direction.

7.3 In addition care needs to be taken to ensure that potential noise from Site 24 is dealt with in manner that does not cause disturbance to future occupiers of the dwellings in the later phases should the application be approved. This could be achieved by a number of means but will need to be covered by appropriate conditions.

8.0 Design, Materials and Layout

8.1 The accompanying statement on design states:

"Overall the scheme aims to use the vernacular style of Norfolk traditional housing as the origins of the design, however this is then reworked with some contemporary detailing to establish a Modern Norfolk vernacular, befitting of Beacon Park. Through interpretation of established Norfolk traditions, a 'modern vernacular' can be targeted for the development site. The success of later phases of the development will depend on the robustness of this first detailed phase and the setting of the design style which will effectively establish the design code for the site."

8.2 A typically 2-storey development is proposed across Site 25 with elements of 2.5 / 3 storey at the southwest flank. Properties at this edge are proposed to be arranged in a linear format, parallel to the road at this 'open boundary'. Some elements of 3-storey are also exhibited at the centre of the masterplan, around the triangular public open space to the southwest and northwest edges, thereby giving a sense of enclosure and grandeur to this masterplan heart. A small part of the site is located within the James Paget Hospital's FATO Area at the east boundary, where building and vegetation heights are restricted. Consequently, no dwellings within this area exceed two-storeys in height.

8.3 The layout incorporates amongst the standard roads, private driveways and 'home zone'. Overall there are 5 no. home zones envisaged across the indicative development masterplan. These are seen as the principal means to achieve parcel 'identity', across the development masterplan, through considered selection of surface finishes, supplementary street furniture and planting. A low-maintenance design is the primary driver for creating a parcel heart which provides an external space that people can, and will want to spend time in. The intention is that the areas will be adopted by Norfolk County Highways, subject to agreement; hence detailed design would should be reserved by way of condition. As part of the amenity requirements for the development masterplan, it is the intention that these areas contribute to this provision as 'hard' open space

8.4 Public open space is proposed within the development masterplan as being apportioned across the development parcels, the latter phases of which would be subject to reserved matters. An area to the north edge of Phase 1, borders the woodland walk totalling around 950m² of public open space and is shown to be subject to good surveillance by the nearby properties.

8.5 A total of circa 0.35Ha 'soft' public open space is envisaged across the development masterplan. The D&A statement states that parcels across the site will be tailored to achieve their own distinction. Whilst dwellings on different parcels will have subtle variations in their elevation finishes to facilitate this; it is the parcel heart - the 'home zone' where the real distinction will be achieved. Phase 1 achieves an area of circa 860m² framed between plots 9-11, 16-18 and 42/43. A total of 0.38ha 'Hard' public open space is envisaged across the development masterplan.

8.6 Children's play space is proposed to be accommodated off site, on the basis that there is an existing facility located across Woodfarm Lane (500m to the south), which would benefit from enhancement / expansion via a S106 contribution. This is considered by the applicant's to achieve the optimum arrangement in maximising development opportunity, whilst providing a robust play space strategy of sufficient proportion. On this premise, home zone designs within the masterplan development, will therefore not include formal children's play, as part of the proposals.

8.7 The plans show all dwelling houses are provided with private amenity, by way of rear gardens. Where dwellings are positioned back to - back, a minimum clear distance of 21m is achieved. In some instances dwellings are shown to be turned to maximise developable area, whilst achieving diversity in the street scene; consequently separation distances are reduced accordingly. Gable ends, which face onto an adjacent plot, achieve a minimum separation of around 10m (i.e. between plots 9/10). Where this arrangement features, no upper level windows are present to the gable wall, in order to fully protect the private amenity of the adjacent property. The six 2-bedroomed flats to the southwest corner of Phase 1 share a communal rear garden of 375sqm and ground floor flats a private patio area.

8.8 The Design and Access statement states that the parking strategy for the site has been carefully considered, as an integral part of the design development, in accordance with Secured by Design principles. It is stated that parking placement and surveillance has been considered throughout and where a dwelling's parking cannot be achieved to the front or side of a property, measures have been taken to

reasonably ensure that the space can be adequately seen and surveilled from the property.

8.9 The Phase 1 layout, includes a number of small parking courts feature. Plots 1, 2, 14 & 15 share an access / courtyard, as do plots 10-16. The flat block (plots 51-56) benefit from two areas of parking at each gable end suitably surveilled from each floor level. The applicants state that parking provision with the adopted Plan policy TCM17 stipulates car parking spaces with maximum dimensions of 2.5 x 5m. The provision of parking spaces should relate to dwelling sizes as follows:

- 1-3 bedroomed properties – 2 spaces per dwelling
- 4 bedroomed + properties – 3 spaces per dwelling

8.10 Parking Standards for Norfolk 2007 stipulates a maximum of 1 space for a 1 bedroomed property and this is the standard which has informed the indicative layout for the latter phases, where the 1 bedroomed properties feature.

8.11 Garages are provided, for the 4 and 5 bedroomed properties, Single garages of 3x7m are provided to all 4B properties, with double garages featuring on 5B properties achieving 6x7m internal dimensions. 5% disabled car parking is also a requirement of the Parking Standards for Norfolk 2007. All dwelling houses are furnished with at least one parking space, benefitting from an adjacent 900mm path, which thus achieves the required 3.6m minimum width (i.e. 2.4+0.9m). Parking for flats achieves at least two spaces per 12 benefitting from an adjacent path. In summary, it is stated that disabled parking provision therefore vastly exceeds the minimum requirement.

8.12 Materials for roads include the include Tarmac and permeable pavements for private drives and shared surfaces. The character of the site is defined by the landscaping belt around the site area and the Access and Design Statement states that the unique woodland setting is reflected in the choice of materials particularly for the dwellings around the edges of the site which includes external feature of timber cladding. Traditional red and multi-stock bricks also feature throughout the development along black and grey roof tiles covering traditional 40 degree roof pitches. Windows grey colour UPVC or aluminium windows are proposed

9. Drainage

9.1 **Foul** - Anglian Water (AW) records that there is a foul sewer is flowing north of within Woodfarm Lane towards Edinburgh Avenue. This serves the existing residential development to the east and Beacon Park to the south. As part of the wider infrastructure proposals , a new foul manhole is proposed in Woodfarm Lane near to the south east corner of the site that is to connect to the AW manhole 7400 to take the sewage in the Edinburgh Avenue direction. The new manhole is intended foul drainage connection point for the proposed development of site 25. There are no public surface water sewers in the vicinity.

9.2 **Surface Water** – The Great Yarmouth Surface Water Management Plan identifies the site as being in the Bradwell Critical Drainage Area. CDA's comprise areas of upstream contributing areas of predicted flooding and downstream areas. The site is in an 'upstream contributing area' and is adjacent to area identified as an

overland flow path that forms a natural a valley leading to potential off site flooding. Green field run off from the application site may contribute to any overland flow : however it is considered that development of the site with the introduction of source control in the form of porous surfaces and disposal of run off directly into ground via soakaways will result in a significant reduction in the surface area. A sustainable surface water strategy is proposed for the site which includes a number of aspects including domestic soakaways, highway designed for adoption by Norfolk County Council and pervious pavements. The site is at low risk of flooding from all sources.

10. Consultations

10.1 Parish Council - Bradwell – No overall objection to plans for development, although it is concerned that this future community will be isolated will be isolated from Bradwell South, with no obvious connection to it –it is not clear for example where the children will go to school, nor how public transport will be provided. However the Council would make the following comments on some of the detail :-

1. Would object to the proposal to include a number of three storey flats /dwellings none of the flats/dwellings should exceed two
2. The black/grey 'colour scheme' shown on the 'elevation drawings is and depressing , and not in keeping with colour schemes to other nearby new dwellings , nor any other dwellings in Bradwell. Would also object to the ' plastic made like wood features'
3. No 'open space' areas or community facilities are shown on the plans – will these be included at a later stage within the outline application areas?
4. Further to c) above , is it the intention that children should us the existing play area on the other side of Woodfarm Lane – if so that a 'pelican' or similar crossing should be installed nearby, to ensure that they can reach it safely-given that there will be more vehicular traffic in the general area that generated at present.
5. The Parish Council hereby formally request that it be included in negotiations with the developer regarding the detail of any Section 106 agreement that is to be drawn up and that it is written into any such agreement.

10.2 Neighbours/Article 13 Advert: 9 objections received. (sample copies attached)

- We bought our properties on the understanding that there would be detached properties behind us and not housing association terrace houses Persimmon didn't tell us about the proposals and we feel duped. We totally object to the plans.
- Concerns about the value of their property because of possible devaluation in the future because of type of new housing proposed;
- The developer told us we would be consulted on the new development. The properties are too close and will block the light that comes into my garden We have not been consulted on the new proposals

- Fuming! There will be housing association houses behind us and they will not be kept up to standard and they are trying to cram too many houses in.;
- I would never have bought my house if I knew there would be housing association houses behind us.

10.3 Highways Agency – Holding direction until 30 September 2016 (recently withdrawn) I can confirm that I am now content with and have no objection to the proposal.

10.4 Norfolk County Council - a) Education

The requirements below would need to be addressed in order to make the development acceptable in sustainable terms through the delivery of necessary infrastructure. The funding of this infrastructure would be through Planning obligations / condition.

Table 3 The current situation at local schools is as follows:

School	Capacity	Numbers on Roll (May 2016)	<i>Spare Capacity</i>
Early Education Sector (2-4)	109	74	<i>+35</i>
Ormiston Herman Academy (4-11)	378	283	+95
Hillside Primary School (4-11)	210	210	+0
Bradwell Homefield CE VC Primary School (4-11)	210	210	+0
Woodlands Primary Academy (4-11)	420	403	+17 (in 2 higher year groups)
Ormiston Venture Academy (11-16)	900	733	+ 167
Lynn Grove Academy (11-16)	1150	1089	+61

Site & Application no.	Number of dwellings	Expected children 2-4	Expected children 4-11	Expected children 11- 16	Expected children 16- 18
Kings Drive, Bradwell	28	3	7	5	0

13/0643					
Wheatcroft Farm, Bradwell	850	81	222	147	14
13/0652					
Totals	878	84	229	152	14

Early Education – Although there is some spare capacity within the early education sector, given the scale of development proposed in this application and the other developments in table 3 (totalling 1,067 dwellings), there would be insufficient early education places available and contributions will be sought in line with costs set out in table 2 above.

Primary - Although there is some spare capacity within the primary sector, given the scale of development proposed in this application and the other developments in table 3 (totalling 1,067 dwellings) the County Council has secured a site for a purpose built new primary school to serve these developments. This will comprise a new 1.5 form entry (315 places) primary phase school including early education provision on the Wheatcroft Farm, South Bradwell Development site, through a S106 agreement. Therefore the County Council would seek pro rata contributions for the cost of building this 1.5FE school – the total cost being £5,150,000:

49 children/315 place school x £5,150,000 = £801,111

Secondary School provision - for this option, our expectation would be that Ormiston Venture Academy would be the preferred school and with the amount of spare capacity this school currently has, no contributions would be sought.

B) Fire Service

Norfolk Fire Services have indicated that the proposed development will require 1 hydrant per 50 dwellings (on a minimum 90-mm main) for the residential development at a cost of £816 per hydrant. The number of hydrants will be rounded to the nearest 50th dwelling where necessary

Please note that the onus will be on the developer to install the hydrants during construction to the satisfaction of Norfolk Fire Service and at no cost. Given that the works involved will be on-site, it is felt that the hydrants could be delivered through a planning condition.

C) Library Provision

A development of 231 dwellings would place increased pressure on the existing library service particularly in relation to library stock, such as books and information technology. This stock is required to increase the capacity of Gorleston library. It has been calculated that a development of this scale would require a total contribution of £17,325 (i.e. £75 per dwelling). This contribution will be spent on IT infrastructure and equipment (project A).

d) The County Council in their consultation response are seeking £801,111 for schools and £17,325 for library books (see below) I attach the planning application form and a site plan with red line As outlined in the Norfolk County Council Planning Obligations Standards (April 2016), the scope of the County Council's green infrastructure responsibilities include:

- Public Rights of Way
- Norfolk Trails
- Ecological Networks

Green infrastructure should be included within the proposed site in line with local policy. Connections into the local Green Infrastructure (GI) network, including Public Rights of Way and ecological features, should be considered alongside the potential impacts of development. We would advise the Local Planning Authority that a maintenance/mitigation contribution or commuted sum for new and existing GI features, may be required in addition to the County response, in order comply with local policy. Thus allowing the local GI network to facilitate the development without receiving negative impact and equally, allow the development to integrate and enhance the existing network.

10.5 Local Lead Flood Authority (LLFA)

a) We are able to remove our objection to this application subject to conditions being attached to any consent if this application is approved.

b) We have suggested a sequential approach to the conditions; the proposed first condition at reserved matters for the Phase 2 development would provide details on the outline layout of the surface water drainage strategy; whilst the proposed second condition, pre commencement, relates to detailed design of the flood risk mitigation, development and surface water drainage scheme.

We recognise that the Local Planning Authority is the determining authority, however to assist, we suggest the following wording:

Condition 1:

As part of reserved matters for the Phase 2 development, in accordance with the submitted Flood Risk Assessment (Rossi Long Consulting Ltd, June 2016) corresponding letter (Aug 2016), additional calculations (MicroDrainage Aug 2016), and drawing 151165/CL-100 P2 (May 2016), an outline drainage strategy for the Phase 2 development is to be submitted to demonstrate that sufficient space has been allocated within the development layout for surface water drainage infrastructure. This information shall include preliminary sizing calculations.

To prevent flooding in accordance with National Planning Policy Framework paragraph 103 by ensuring the satisfactory management of local sources of flood risk on the development and preventing an increased risk of flooding elsewhere.

Condition 2:

Prior to commencement of each phase of the development, in accordance with the submitted (Rossi Long Consulting Ltd, June 2016), corresponding letter (Aug 2016),

Calculations (MicroDrainage Aug 2016), and drawing 151165/CL-100 P2 (May 2016), detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

I. Detailed infiltration testing results across each phase to be provided in accordance with BRE365 at representative locations and depths of proposed surface water drainage features.

II. Provision of surface water attenuation storage within the highway soakaways to be sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including allowances for climate change, flood event. A sufficient storage volume will be provided in line with section 7 of the submitted FRA. The design of the attenuation soakaways will incorporate appropriate half-drain times in accordance with the CIRIA SuDS Manual (C753). Where these cannot be achieved, additional mitigation, e.g. additional freeboard should be included within a design.

III. Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:

☐ 1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.

☐ 1 in 100 year critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.

IV. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1 in 100 year return period. This will include surface water which may enter the site from elsewhere or from alternative development phases.

V. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding (including water levels within the drainage network).

VI. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C697, 2007), or the updated The SuDS

VII. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development

Reason:

To prevent flooding in accordance with National Planning Policy Framework paragraph 103 and 109 by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the surface water drainage system operates as designed for the lifetime of the development.

10.6 Norfolk County Highways –No objection subject to conditions including TRO to on Woodfarm Lane being sealed prior to the occupation of any of the dwellings. A further update on the conditions will be verbally reported.

10.7 Archeologically initial comments – received further comments on documentation findings to be reported. to be reported along with any conditions requested.

10.8 Crime Prevention Architectural Liaison Officer – Crime records for the area in the past 12 months show noteworthy levels of crime in the surrounding estates including instances of burglary other than dwellings, theft from motor vehicles and criminal damage to dwellings and motor vehicles. It is crucial to factor in protective security measures and practises across this development at the outset and particularly so when considering the increased numbers of homes and additional vehicles each phase of the development will support.

I recommend ACPO, Secured by Design (SBD) principles and standards found within SBD Homes Guidance 2016 across this development. I would also encourage the applicant to intergrate crime prevention methodology during the construction phase reflecting SBD 2016 or BSIA construction site security guidance.

a) Outline – Pleased to see linear roads which will encourage natural surveillance by occupants . Boundary treatments should provide adequate security, privacy and security and remove unnecessary pedestrian permeability. Concern over tree belts etc if not properly maintained which could turn into a place where fear of crime and anti- social behaviour increases and occurs. The walk way/footpath should

- Be wide enough and sufficiently thinned to reduce hiding places for criminals
- Be provided with appropriate lighting to enable a reduction in the fear of crime
- Where ever possible does not run directly alongside vulnerable rear gardens where criminals can have direct access

Parking bays should have good connectivity with natural surveillance. Recommends general vegetation be trimmed to 1m in height and trees with columnar habitat be trimmed to below 2m to enable better surveillance opportunities to take place. Visual dusk to draw sensor lights to the front and rear of properties is recommended.

b) Full – The applicant advises that 1.8m high brick walls will feature in the development and 1.8 m close board fencing where properties abutt the exposed treat belt and woodland/walkways. This will help with security protection and pricay for occupiers. There should be no recesses for criminals to hide and boundary treatment between dwellings should prevent unauthorised access. Same comments on the wood land walks.

Pleased to note that vehicle mitigation measures will protect Public Open Spaces so that visitors cannot gain access and the potential for anti-social behaviour is reduced. I am in favour of the proposed plot/railing protection .

Where flats are to be provided they should include door entry and access control systems.

10.9 County Minerals – The proposed site is underlain by sand and gravel which is an identified mineral resource which is safeguarded as part of the adopted Norfolk and Waveney Core Strategy and Core Strategy policy CS16 ‘Safeguarding’ is applicable.

The County Council in its capacity as the Mineral authority (MPA) does not object to the planning application on the site as:

1. The applicant has carried out investigations/assessments across the site including particle size distribution testing to confirm the viability of the resources for mineral extraction, and
2. The mineral resource has been proven is unviable, and it is not considered it could be extracted economically prior to development taking place.

10.10 Anglian Water –

The sewage system at present has available capacity for these flows, via a pumped regime at a rate specified by Anglian Water at detailed design stage.

Surface Water Disposal From the details submitted to support the application, the proposed method of surface water management does relate to Anglian Water assets. Advice should be sought from the LLFL. Should this change then AW wish to be re-consulted.

10.11 Essex and Suffolk Water- We have no objection to the proposed development. Consent to this development on the condition that water mains are laid in the highway on the site, and that the water service is made onto our company network for each new dwelling, for revenue purposes.

10.12 Natural England

Potential impact of development on SPA functional habitat

The proposed development site comprises 9.5 ha of land which is currently in agricultural use and has the potential to be used as functional habitat by notified bird species foraging from the nearby Broadland SPA and Ramsar site (Whooper Swan, Bewick's Swan, Bean Goose, Pink-footed Goose, White-fronted Goose) and Breydon Water SPA and Ramsar site (Northern Lapwing, European Golden Plover, Bewick's Swan). We therefore consider that this potential impact pathway should be assessed within the HRA.

ii) Recreational disturbance

We note that in-combination impacts to Great Yarmouth North Denes SPA have been ruled on the assumption that coastal sites which are in closer proximity to the development site and offer a similar experience will be used preferentially by residents. The HRA of the emerging Great Yarmouth Core Strategy found that 80 %

of visitors to the SPA lived with 8.5 km of the site and that 80 % used the site for dog walking. On the basis that the proposed development site is within this 8.5 km catchment (approximately 8 km driving distance), and the lack of evidence to confirm the above assumption, we consider that Great Yarmouth North Denes SPA should be taken forward to the Appropriate Assessment stage and mitigation secured as for the Breydon Water SPA and Ramsar site.

With regards to suitable mitigation measures, we consider that a two-pronged approach to addressing in-combination impacts from recreation disturbance is required to include:

a) The provision of high quality, semi-natural on-site green infrastructure (GI) which serves to absorb day-to-day activities such as routine dog walking and thereby reduce any increase in visits made to the N2K sites.

Policy CS18 of the emerging Great Yarmouth Core Strategy (May 2015)³ states that the Beacon Park development should “Provide a variety of multi-functional green infrastructure for activities such as public sport, general recreation, children’s play and food production throughout the site, interlinking with existing green infrastructure in the wider area where *possible*”. Furthermore, Natural England generally recommends that a minimum of 40% of the total site area should constitute GI. You should therefore ensure that provision is made for sufficient on-site GI (e.g. to include circular walks and dogs-off-lead areas etc.) in order to fulfil this function.

b) Proportionate developer contributions to off-site measures in accordance with Policy CS14 of the emerging Core Strategy. We welcome that the HRA proposes mitigation measures in the form of developer contributions to be agreed with Great Yarmouth Borough Council in line with the emerging *Great Yarmouth Borough Sites Monitoring and Mitigation Strategy*.

We advise that the above mitigation measures should be secured via suitably worded planning conditions to ensure that the development will not impact upon the features of special interest for which the aforementioned European sites are notified.

iii) Water abstraction

As identified in the HRA, the Core Strategy HRA states that the Environment Agency (EA), as a competent authority under the Habitats Regulations, would not authorise any increased water abstraction that could adversely affect the integrity of a European site. Natural England therefore advises that the EA are consulted on this aspect of the development in accordance with Policy CS12 of the emerging Core Strategy.

2) Other advice

Protected species

Where there is a reasonable likelihood of a protected species being present and affected by the proposed development, the LPA should request survey information from the applicant before determining the application (Paragraph 99 Circular 06/05)¹.

Natural England has produced standing advice, which is available on our website [Natural England Standing Advice](#) to help local planning authorities to better understand the impact of particular developments on protected or BAP species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, local planning authorities should undertake further consultation with Natural England.

Local wildlife sites

If the proposal site is on or adjacent to a local wildlife site, eg Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local wildlife site, and the importance of this in relation to development plan policies, before it determines the application

Biodiversity enhancements

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

Landscape enhancements

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

10.13 Environmental Health – Great Yarmouth Borough Council Environmental Services does not object to the grant of planning permission for the above referenced proposal. However, we do give the following advice, and informatives for inclusion on any planning consent that may be granted.

a) Air quality, dust, and noise impacts from the construction phases

We recommend that a plan to control air quality, dust, and noise impacts from the construction phases is submitted to the Local Planning Authority for consideration, and then adoption by the developer. We appreciate that this may not be something that can be formally conditioned, and so a formal condition has not been recommended. However, as the applicant is the Borough Council, we would expect such matters to be well-controlled anyway.

b) Artificial lighting

Given that the development will involve installing a significant amount of artificial lighting, and the detail is not available at this stage on the potential impacts on residential amenity, a planning condition has been recommended.

c) Contamination report

The contamination report is of concern, as the consultants have apparently got the boundary of the site wrong, not going far enough by 40 m to the North, East and West. As such, this could have missed the proximity of landfills, the made ground the other side of Woodfarm Lane (to the east and north-east), and worked ground to the south-west, and therefore the findings and recommendations of the report could be different. We would strongly recommend that a further report is commissioned with respect to the actual site boundaries.

d) Noise

The acoustic design for residences and gardens from the Adrian James Acoustic Report should be conditioned, in order to ensure the protection of residential amenities, as they proposed. Also, we recommend that the 1.8 m close boarded fence (or a commensurate or better noise barrier) recommended for phase 1 should also be used in the other outline phases due to the new link road and the proposed expansion of Woodfarm Lane

e) Noise & odour from pumping station

This Service appreciates that the sewage pumping station and infrastructure should be built to a similar standard to the 'Sewers for Adoption' 6th or 7th Edition, which means that we would not expect any operational noise or odour issues from a pumping station, during normal circumstances. Of course, we would recommend that no residences (and the adjacent outside space) are within Anglian Water Services' 'cordon sanitaire' of 15 m for sewage pumping stations, which appears to be the case. We would certainly expect that the pumping station is designed to have chemical dosing to control septicity, and therefore the odour of the sewage, with telemetry to monitor the chemical dosing levels and report back to Anglian Water Services.

f) Potential impacts from planning consent 06/13/0025/F (Sainsbury's)

Whilst it may be that this consent may never be implemented in this form by Sainsbury's, there is the potential they or another similar business could do, and so the potential impacts on the housing development should be considered.

Firstly, having regard to the impact of artificial lighting on the amenity of the proposed residential properties, it appears that there is a 0.5 isolux contour at about 25 m to the north of the Supermarket site. Considering this with The Institution of Lighting Professionals' 'Guidelines for the Reduction of Obtrusive Light GN01:2011', I believe that it is unlikely that the pre and post curfew guideline levels for Environmental Zone E2 will be exceeded, particularly as the design of any future residential phases can help to mitigate the impacts.

I could only find a basic summary document on the noise impacts of this consent on the file. However, the information provided indicates that the noise at the nearest proposed noise sensitive façade would be LA_{eq} 48 dB during the daytime, and a LA_{eq} of 43 dB during the night-time. Therefore, residential amenities should be protected. Also, it should be borne in mind that the predicted noise levels were this high due as a biomass energy plant had been proposed in the consent, and such systems are less financially viable now due to the reduction in Government incentives.

g) Conditions:

1) Acoustic protection of proposed full application development

No dwellings/buildings hereby permitted shall be occupied until the acoustic design and protection for dwellings and gardens proposed in the Adrian James Acoustics' Memo No. M001 (dated 23 May 2016), and Technical Report 11175/1 & Project 11175 (dated 23 June 2015), have been carried out to the satisfaction of the Local Planning Authority.

Reason for the condition

In the interests of the amenities of the locality.

2) Acoustic protection of proposed outline application development

No dwellings/buildings hereby permitted in outline shall be occupied until an acoustic report with an acoustic design and protection scheme for dwellings and gardens, has been approved in writing and implemented to the satisfaction of the Local Planning Authority.

Reason for the condition

In the interests of the amenities of the locality.

3) 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.

4) Land Contamination:

Prior to the commencement of the development and to the satisfaction of the Environmental Services Group Manager, a site investigation shall be carried out to assess whether the land is contaminated. The investigation shall include a full asbestos survey including sampling for asbestos in soil. The investigation shall also include details of known previous uses and possible contamination arising from those uses.

If contamination is found or suspected to exist, a strategy to remediate the site to a standard suitable for its proposed end-use shall be forwarded to and approved by the Environmental Services Group Manager.

No dwellings/buildings hereby permitted shall be occupied until the remediation works agreed within the scheme have been carried out to the satisfaction of 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.

(Note: the applicant is strongly advised to contact Environmental Health at an early stage.)

5) 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.

6) Hours of Work:

Due to the close proximity of other residential dwellings and businesses, the hours of any construction or refurbishment works should be restricted to:

- 0800 hours to 1800 hours Monday to Friday
- 0830 hours to 1330 hours Saturdays
- No work on Sundays or Bank Holidays.

7) 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.

10.14 Building Control – No comments that affect planning.

10.15 Tree Officer - I have no objections to the proposed development at site 25 at Beacon Park

10.16 Refuse Collection – Roads need to be wide enough for refuse vehicles to gain access and vehicles will need to be able to turn if a ‘dead end’ All properties require a bin storage area of the public highway (within the boundary or communal area) Bins would need to be presented at closest point to the road for collection.

10.17 National Grid - has apparatus in the area and has no objection. Applicant should contact them directly about requirements.

10.18 Conservation Officer –

- Suggest that grey plain pantiles be substituted with Black Pantiles for visual strength and variety contrasting with the red plain tiles
- Suggest red multi bricks not plain bricks
- Suggest some units with buff bricks to add visual variety (those with Red Tiles) – Suggest some brown cladding not all black over buff bricks
- Tarmac should/have brown/buff stone added to increase interest

10.19 Strategic Planning Policies

CS2 – Achieving sustainable growth

Policy CS2 of the Adopted Core Strategy states that growth within the borough must be delivered in a sustainable manner, ensuring that residential development will be distributed according to settlement hierarchy. The site is situated within Gorleston but is adjacent to Bradwell. Gorleston is classed as a Main Town (alongside Great Yarmouth) whilst Bradwell (alongside Caister) as classified as the Key Service Centres. Approximately 35% and 30% of new housing development between 2013 and 2030 is expected to take place within in the Main Towns and Key Service Centres respectively. However the Site is outside the development boundaries, which would normally be cause for refusal of large development. It could become a potentially viable extension if related to the proposed developments at Beacon Park.

CS18 – Extending the Beacon Park development at land south of Bradwell

The Site also lies adjacent to the Beacon Park extension which is south of Bradwell. The area is allocated as a Key Site for housing and will also provide and support employment land, and community facilities such as retail, health and education. New growth in this area will help support future growth in the Beacon Park site by ensuring that the area continues to have a good choice of housing, employment opportunities, retail and community facilities.

CS6 – Supporting the local economy / CS12 – Utilising natural resources

Local Plan Core Strategy Policy CS6 talks of minimising the potential loss of the best and most versatile agricultural land. The Site is located on Grade 1 Agricultural land and is therefore of high value and versatility and its loss should be considered.

CS11 – Enhancing the natural environment

Policy CS11 aims to avoid any harmful impacts of development on biodiversity, geodiversity, landscape assets, priority habitats and species. The Site is located adjacent to a County Wildlife Site which runs along the southern extents of the eastern boundary, although the Site does not encroach on this area, the proximity means the impact should be considered.

REC11 – Protection of community and street scene

Policy REC11 of the Borough-Wide Local Plan is concerned with the erosion of the provision of amenity, open space or other land which contributes positively to the community or street scene. Although the Site does not erode into land designated in this way, an area of Open Amenity Space runs adjacent to the eastern boundary and the proximity should be considered. It could be that the development of this Site would have positive implications on the area and result in a better used space.

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 within the NPPF and the emerging Core Strategy and has been subject to public consultation.

It should be noted that the Interim Housing Land Supply 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 had a 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 and as such the Interim Housing Land Supply Policy can be used as a material consideration in the determination of planning applications.

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11.0 National Planning Context

11.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise. Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires that decisions on planning applications must be made in accordance with the policies and proposals in the Development Plan, unless material considerations indicate otherwise. For the purpose of determining this planning application, the Development Plan should be considered as a whole, with appropriate weight applied to each of the policy documents which make up the Development Plan.

11.2 At the time of writing, the Development Plan for Great Yarmouth comprises the saved policies of the Great Yarmouth Local Plan and the Core Strategy adopted

December 2015. The Interim Housing Policy is also a material considerations as highlighted above

Material Considerations

11.3 Certain material considerations may outweigh policies in the adopted Development Plan, particularly where Development Plan Policies are out of date or have been superseded by National Planning Policy. For the purpose of determining this planning application, the main material considerations are described below.

National Planning Policy Framework (NPPF)

11.4 The NPPF was published by the Government on 27 March 2012 and is a material consideration of significant weight in the determination of this planning application. The NPPF sets out the Government's planning policies for England and how it expects them to be applied (paragraph 1). The document replaces and consolidates previous Government policy statements and guidance and introduces new considerations that may not be reflected by development plan policies that were prepared and adopted in accordance with previous guidance

11.5 As a consequence, the NPPF states that up until 27 March 2013 (one year from its publication) decision takers may give full weight to development plan policies adopted since 2004 if there is a limited degree of conflict with the NPPF (paragraph 214). In other cases, such as the Great Yarmouth Borough Wide Local Plan 2001, adopted policies are to be given weight according to the degree of consistency with the NPPF (paragraph 215). Great Yarmouth Local Plan Core Strategy in December 2015, the existing policies remaining policies were examined the in the 2001 plan were tested for consistency with the NPPF in January 2016.

11.6 Paragraph 14 emphasises that "at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking..... For decision-taking this means:

- "Approving development proposals that accord with the development plan without delay;
- Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole; or
- Specific policies in this Framework indicate development should be restricted."

11.7 With specific regard to housing development, paragraph 49 states that "housing applications should be considered in the context of the presumption in favour of sustainable development." The NPPF needs to be considered in combination with the Development Plan and, in particular, whether the constituent parts are out-of-date or consistent with that document.

11.8 The NPPF seeks to significantly boost the supply of housing and requires local authorities to maintain a sufficient supply of specific deliverable sites to provide five years' worth of housing plus an additional buffer of 5% or 20% to ensure choice and competition in the market for land (paragraph 47)..

11.9 The NPPF requires that where a 5 year supply requirement cannot be demonstrated, the weight to be given to existing Local Plan policies relevant to the supply of housing should be diminished in favour of the policies in the NPPF.

12.0 Appraisal

12.1 The proposal generally considered to accord with the aims of the adopted local plans and National planning Policy Framework in that represents sustainable development in the appropriate location close to facilities and adds to the Councils strategic ambition of promoting the Beacon Park area for mixed used development whilst meeting the Boroughs identified housing needs. The proposal is delivered by the Borough Council in the next five years and will be delivered by the Borough Council in partnership with the recently formed Equinox Enterprises Limited (the housing development company incorporated by GYBC. This means that the planning permission will be for the land and not specific to the Council.

12.2 The consultation responses show that subject to the conditions and requirements outlined via Section 106 agreement that there is little to constrain development of the site as identified in the Strategic Housing Land Availability Assessment and for the number of dwelling proposed.

12.3 The submitted plans particularly for the area covered by the full planning application show design and layout that demonstrate a well prepared scheme with a good use of materials that responds and takes into account its setting and surroundings with the potential to create a high standard of development.

12.4 There were a number of objections to the proposal from residents in the area particularly concerned with the affordable housing aspects of the development. It is considered however given the address of the objectors that there is a miss understanding of the location of this proposal in relation to the location of their properties. Given the nature of the objections it is considered that little weight can be afforded to the objections in terms of planning material considerations.

12.5 Bradwell Parish Council have raised a number of concerns and questions which are largely addressed above. The materials and colours proposed are largely regressive colours and tones and the development should not be adversely intrusive in the landscape when viewed in the context of the surrounding development.

12.6 Policy CS14 of the Core Strategy requires a developer contribution proportionately towards the cost of improvement or the costs of provision of a new school where development proposals create a direct need for additional education provision which cannot be met by existing facilities. The requirement for a financial contribution to meet the educational shortfall identified above conforms with the policy and will be subject legal agreement.

12.7 In conclusion subject to the conditions and agreement referred to above the impact upon the local infrastructure in terms of education, drainage highways schooling etc can be mitigated as outlined where necessary and the development can be accommodated in this sustainable location without adversely impacting upon local amenity and interests of acknowledged importance and is compliant with the stated policy and ambition for the area and Borough as a whole.

7.0 Recommendation

7.1 The application is recommended for approval subject to the policies, conditions referred to in the report and the Section 106 as necessary; it is considered compliant with the National Planning Policy Framework and the current local plan providing a sustainable form of development which helps to address the housing needs identified in the Borough.

Internet Consultees	
Application Reference	06/16/0391/SU
<input type="button" value="Attachments"/>	
Invalid Consultee Comment?	<input type="checkbox"/>
Name	Michael Merrill
Address	6 Colby Drive
	Bradwell
	Great Yarmouth
	Norfolk
Post Code	NR31 9FT
Telephone	01493 700000
Email Address	merrill.michael@gmail.com
For or Against	NOS Subject to Condition
Speak at Committee	<input type="button" value="v"/>
<div>I strongly object to the revised plans which will see Housing Association/Affordable homes built to the direct rear of my property.</div> <div>Yours Sincerely</div> <div>Mr M Merrill</div>	
Date Entered	02-08-2016
Internet Reference	OWPC893

Internet Consultees	
Application Reference	06/16/0391/SU
<input type="button" value="Attachments"/>	
Invalid Consultee Comment?	<input type="checkbox"/>
Name	Duane gooch
Address	12 howards way
	Bradwell
	Great yarmouth
	Norfolk
Post Code	NR31 9FU
Telephone	
Email Address	
For or Against	OBJ Object
Speak at Committee	<input type="checkbox"/>
<p>Fuming! This means there will be housing association backing onto our gardens. Have seen many of these before and they are not kept up to standard. Will bring the area down! Will be moving if this happens. We were told there wouldnt be housing association behind us and that there would be big house due to the lack of space in the area. Now they are trying to cram loads of little houses on. This will bring the future salability of our house down. There are too many houses being put there!</p>	
Date Entered	28-07-2016
Internet Reference	OWPC883

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Internet Consultees

Application Reference 06/16/0391/SU

Invalid Consultee Comment? ☐ Copy to existing Consultee? ☐

Name Phillip Harrod

Address 14 Howard's Way
Bradwell
Great Yarmouth

Post Code NR31 9FU

Telephone 07793148995

Email Address philip.harrod@outlook.com

For or Against OBJ

Speak at Committee

These new plans contradict what persimmon promised us before we bought our house which backs on to the plans. We were told that no social housing would be behind our house but these plans show social housing backing onto our house. I feel mislead and object to any social housing being backed onto my house as I was given reassurances from persimmon homes that they would be on the far side of phase 2. I feel this will devalue my home and feel deceived and fully object to these plans.

Date Entered 29-07-2016 Internet Reference OWPC881



Existing Site Overview in context of wider Beacon Park area



Beacon Park Masterplan Vision - Site 25