

Gemma Manthorpe

Subject: FW: 06/15/0580/F - Land to the west of Lowestoft Road

From: Hopton Parish Council [<mailto:hoptonparishclerk@hotmail.com>]

Sent: 29 January 2016 11:14

To: Gemma Manthorpe

Subject: RE: 06/15/0580/F - Land to the west of Lowestoft Road

Hello Gemma

There were many objections, but the main one was to do with sewerage and water drainage, as that area is already under pressure. Cllr. David Ramsden will be supplying further information at the meeting.

Thank you

Regards

Julie

Clerk and RFO to Hopton-on-Sea Parish Council

Office at the Village Hall, Station Road, Hopton-on-Sea, NR31 9BE open Monday, Tuesday, Thursday and Friday from 9.30am to 1.30pm Telephone 01502 730768.

Website www.hopton-on-sea-parish-council.norfolkparishes.gov.uk/

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Gemma Manthorpe

Subject: FW: #4403 Hopton on Sea Phase 2 - Site Layout Amendments
Attachments: 4403 hopton ph2 700 rev c site plan 151217.pdf

From: Worsfold, Graham [<mailto:graham.worsfold@norfolk.gov.uk>]
Sent: 21 December 2015 09:12
To: Gemma Manthorpe; plan
Cc: mark.nolan@chaplinfarrant.com
Subject: RE: #4403 Hopton on Sea Phase 2 - Site Layout Amendments

Hi Gemma

Thank you for your re-consultation regarding the above application.

It is understood your Authority are minded to support the application in its current form. On this basis it is recommended the following conditions be appended to the consent notice:

SHC 01 (Variation)

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.

Reason:

To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.

SHC 02 (Variation)

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.

Reason:

To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.

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.

Reason:

To ensure satisfactory development of the site.

SHC 29A (Variation)

Prior to the commencement of any works on site a Construction Traffic Management Plan, to incorporate details of on-site parking for construction workers, access arrangements for delivery vehicles and temporary wheel washing facilities for the duration of the construction period shall be submitted to and approved in writing with the Local Planning Authority in consultation with Norfolk County Council Highway Authority.

Reason:

In the interests of maintaining highway efficiency and safety

SHC 29B (Variation)

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 unless otherwise approved in writing with the Local Planning Authority in consultation with the Highway Authority.

Reason:

In the interests of maintaining highway efficiency and safety

Regards

Graham

Graham Worsfold

Assistant Engineer Estate Development

Community and Environmental Services

Direct Dial Telephone Number: 01603 223274

E-mail: graham.worsfold@norfolk.gov.uk

General enquiries: 0344 800 8020 or information@norfolk.gov.uk

Website: www.norfolk.gov.uk



Planning Applications – Suggested Informative Statements and Conditions Report

AW Reference: 00011493
Local Planning Authority: Great Yarmouth District (B)
Site: Lowestoft Road, Hopton-on-Sea
Proposal: Erection of 15 dwellings
Planning Application: 06/15/0580/F

Prepared by Carl Lee
Date 01 February 2016

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 Lowestoft 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 From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.
- 4.2 Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

Section 5 – Trade Effluent

- 5.1 Not applicable.
-

Elaine Helsdon

From: Albone, James <james.albone@norfolk.gov.uk>
Sent: 16 November 2015 15:03
To: plan; Gemma M. Manthorpe
Subject: 06/15/0580/F Land West of Lowestoft Road, Hopton on Sea

Our Ref: CNF46450_1

Dear Miss Manthorpe,

06/15/0580/F Land West of Lowestoft Road, Hopton on Sea

An archaeological trial trenching evaluation has identified the presence of significant heritage assets with archaeological interest (buried archaeological remains) of Neolithic to Roman date at the proposed development site including a large ring ditch feature and an enclosure containing two smaller ring ditches. The trenching results are supported by the information from the recent archaeological excavation of the area immediately to the south of the proposed development site which also recorded significant archaeological remains of Neolithic and Roman date.

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 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 case the programme of mitigatory work will comprise an archaeological excavation in accordance with a brief to be issued by Norfolk County Council Historic Environment Service. If you have any questions or would like to discuss our recommendations, please do not hesitate to contact me.

Yours sincerely
James Albone

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

Please note that as of September 1st 2015 we will be charging for some of our services. Details can be found on our website http://www.norfolk.gov.uk/Environment/Historic_environment/index.htm

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To see our email disclaimer click here <http://www.norfolk.gov.uk/emaildisclaimer>

Application Reference 06/15/0580/F

Attachments

Invalid Consultee Comment?

Copy to existing Consultee?

Name Jan Windsor-Luck

Address 11 Groomes Close

Hopton-on-sea

Great Yarmouth

Norfolk

Post Code NR31 9DG

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

The developers are of the opinion that the existing infra-structure can cope with an additional 15 bungalows (a 50% increase in the size of the development).

Residents are of the opinion that it can not .

The slip roads from the A12 into Hopton and from Lowestoft Road to the A12 are already congested and additional vehicles will mean that traffic is backed up either on the A12 or on Lowestoft Road . That existing junction is already

Date Entered 18-11-2015

Internet Reference OWPC580

Internet Consultees

Application Reference

Invalid Consultee Comment?

Copy to existing Consultee?

Name
Address

Post Code

Telephone

Email Address

For or Against

Speak at Committee

at 'breaking point' at peak traffic times with buses turning both left and right, traffic using the petrol station and cars ferrying pupils to school.

The population of Hopton is predominately aged and there are a large number of care workers and emergency services entering the village at peak times.

The Lowestoft Road (which was the old A12) cannot cope with anymore traffic. Parking is required along there for people using the recreation ground (this is particularly busy at weekends when there are football matches played).

Date Entered

Internet Reference

Internet Consultees

Application Reference

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Name

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Email Address

For or Against

Speak at Committee

The church has no off-road parking and people attending services or other functions there are required to park in the road. The church is busy most of the week. There is also the bowls club to the rear of the church which attracts people throughout the summer months. A number of learner drivers use the Lowestoft Road for practicing 3 point turns.

The Lowestoft Road junction with Noel Close is already exceptionally busy and since the creation of the new development has been plagued by drivers attempting to execute U-turns from Lowestoft Road into the mouth of Noel Close.

Date Entered

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For or Against

Speak at Committee

Although Lowestoft Road is no longer a through road it is a busy cyclist and pedestrian route.

If the proposed development were to be granted the likelihood of existing residents being denied access to their amenities is greatly increased on safety grounds.

The original planning application was limited to no more than 30 homes and in just over two years the developer

Date Entered

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For or Against

Speak at Committee

wants to increase this by 50%. The proposed development is for bungalows which are predominately purchased by people of retirement age or those with disabilities. These people will by nature be requiring more medical service and the only GP surgery in the village is already stretched.

The proposed development is on land that has been used by villagers for over 30 years and also on a Roman burial site. Development would reduce amenities for existing residents and would be detrimental to the village as a whole. Further more the existing Cripps development has not been carefully thought out and too many homes have been

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For or Against

Speak at Committee

crammed in small plots without consideration as to the number of cars that people have or to the requirement of parking for visitors, health workers etc. Consequently people are parking on the Lowestoft Road. The road layout on the estate is particularly narrow and could foreseeably cause problems particularly if emergency vehicles require access.

Since the building of the new housing more people are and will be using Noel Close rather than Station Road to get to the shops, pharmacy, post office, school and beach. Noel Close, Rogers Close, Potters Drive and St Margarets Way

Date Entered

Internet Reference

Internet Consultees

Application Reference 06/15/0580/F

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Name Jan Windsor-Luck

Address 11 Groomes Close

Hopton-on-sea

Great Yarmouth

Norfolk

Post Code NR31 9DG

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

are roads of many curves with cars parked on both sides, (this is a necessity as the garages that were built 30+ years ago cannot accommodate the modern car which is wider due to side impact protection). It is already like a slalom course and hazardous now, it would be even more dangerous if the new proposal were allowed.

The proposed site is on the last unmanaged meadow in the area, where grass grows to its natural height. It is a natural habitat for hedgehogs, foxes, harvest and wood mice as well as slow worms, snakes, butterflies and wild flowers. Let us not allow the ecology of this wilderness to be destroyed but preserve it for future generations.

Date Entered 18-11-2015

Internet Reference OWPC580

Internet Consultees

Application Reference

Invalid Consultee Comment?

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Name
Address

Post Code

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For or Against

Speak at Committee

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The proposed site is on the last unmanaged meadow in the area, where grass grows to its natural height. It is a natural habitat for hedgehogs, foxes, harvest and wood mice as well as slow worms, snakes, butterflies and wild flowers. Let us not allow the ecology of this wilderness to be destroyed but preserve it for future generations. There are already plans to extend the Persimmon estate in the village. This would be too much.

Date Entered

Internet Reference

Application Reference 06/15/05801F

Attachments

Invalid Consultee Comment?

Copy to existing Consultee?

Name zandra ward

Address 47 noel close

hopton on sea

Post Code NR31 9RT

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

I would like to object to these plans as living in a bungalow dead opposite the original land and watching all that get turned into an estate of bungalows was bad enough let alone taking it further up the road to develop more properties. Hopton was originally a lovely little village and the bungalow was originally purchased on the corner of Noel close partly because of the scenery and because it was tranquil. That has since gone, listenign to diggers, etc all day and looking out of the bedroom window now to face other properties. The thought of looking out the front door and seeing more properties bewilders me. Also the fact it will bring more tenants to the village, and there would be an overflow of children for schools/ jobs/ village hall/ shops,etc.

Date Entered 22-11-2015

Internet Reference OWPC587

Internet Consultees

Application Reference

Attachments

Invalid Consultee Comment?

Copy to existing Consultee?

Name
Address

Post Code

Telephone

Email Address

For or Against

Speak at Committee

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Thank you

Date Entered

Internet Reference

Application Reference **06/15/0580/F**

Attachments

Invalid Consultee Comment?

Copy to existing Consultee?

Name **Linda Price**

Address **9 TEULON CLOSE**

HOPTON ON SEA

Norfolk

Post Code **NR319BF**

Telephone

Email Address

For or Against **OBJ** Object

Speak at Committee

I am a new owner of plot 5 (NO 9) Teulon close. when I purchased this plot I thought it would be a small 30 home development, now I have read in the Parish magazine that Cripps want to develop another 15 bungalows, I am worried that the way the land lies with a large slope, we may be subject to surface water flooding., Also I have not seen the plan as I cant open it for some reason on my computer, but if this development is to go ahead I hope there will be a New road opened NOT attached to Teulon close for access to the new 15 homes, or at least make an additional IN and OUT road,, the road is very narrow and parking in the close is tight,,also we don't want another year of diggers, lorries, noise, and dust and tradesmen , passing out doors, we want our close road adopted by the

Date Entered **08-12-2015**

Internet Reference **OWPC611**

Internet Consultees

Application Reference

Invalid Consultee Comment?

Copy to existing Consultee?

Name

Address

Post Code

Telephone

Email Address

For or Against

Speak at Committee

development, now I have read in the Parish magazine that Cripps want to develop another 15 bungalows, I am worried that the way the land lies with a large slope, we may be subject to surface water flooding,, Also I have not seen the plan as I cant open it for some reason on my computer, but if this development is to go ahead I hope there will be a New road opened NOT attached to Teulon close for access to the new 15 homes, or at least make an additional IN and OUT road,, the road is very narrow and parking in the close is tight,,also we don't want another year of diggers, lorries, noise, and dust and tradesmen , passing out doors, we want our close road adopted by the council soon and finished..so we can get on living in our homes...Many Thanks, Linda Price

Date Entered

Internet Reference

Jill K. Smith

ACK 9/11/15

S

From:
Sent: 06 November 2015 08:09
To: plan
Cc: Julie McNair
Subject: Re: Planning Application 06/15/0580/F

Dear Sir,

I wish to make the following comments on the Planning Application at Lowestoft Road, Hopton.

1) I consider the trees fronting Lowestoft Road (opposite Noel Close) and the small copse adjoining, to be of significant landscape value in the village. Can these trees be retained and protected under Planning Law?

2) This application significantly increases the number of dwellings needing access from the existing access onto Lowestoft Road. This will increase turning movements, causing congestion (especially at peak times). Lowestoft Road already suffers from high traffic flows generated by existing development in the north east sector of Hopton and the village sports ground which is hindered by many parked vehicles and is a favourite "Learner driver" area. The location of the present access to the site is opposite the entrance to the village sports field which becomes congested during football matches and the village fete. Further development will make this worse. Can parking restriction be placed on Lowestoft Road, at the developers expense, to mitigate this problem?

Can you please also confirm that there will be no further development of the adjoining land to the north, that would be accessed from the existing junction onto Lowestoft Road?

3) There appears to be quite a large area undeveloped area, in the north east corner of the proposed site. I understand this includes the trees mentioned in (1) above and the site of an archaeological Ring Ditch. I also understand that this will be included in gardens adjoining the new dwellings which will give them a larger than average garden and may NOT protect the archaeology or the trees). May I suggest that this area be designated as Public Open Space to be managed by the Parish or District Council? This WILL protect the archaeology in that area.

4) Are there any noise abatement proposals for this site and if so, What are they?

Thank you.

Donald Wheeler
3 Rackham Close
Hopton
NR31 9RN

Sent from Windows Mail

ACK 9/11/15

S

Elaine Helsdon

From:
Sent: 04 November 2015 22:49
To: plan
Subject: Planning Application 06/15/0580/F

I would like to make the following comments about this application:

I am very keen that the trees on the boundary to Old Lowestoft road should remain.

How will it be ensured that the ring ditch is not destroyed as it will be in the gardens of bungalows and the owners may decide to landscape the garden and accidentally on purpose dig it up. Can it be made a feature so the public can see it.

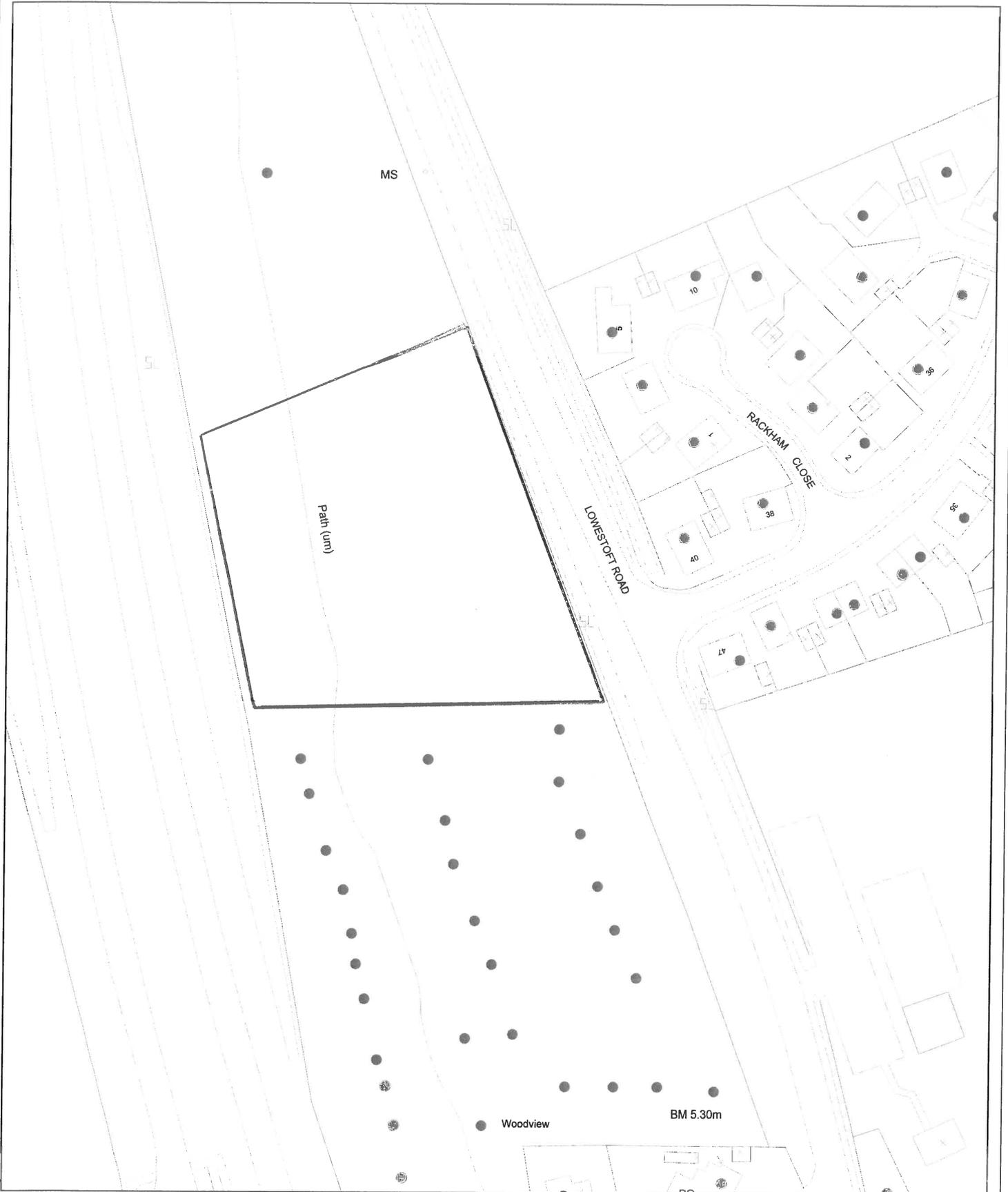
Maybe there are too many bungalows and the two near the boundary should be omitted allowing for a copse and the ring ditch to be not in gardens.

I think there should be some land designated for public open space as Hopton desperately needs some allotments.

I am not against the site in principle and I live opposite the ring ditch, at 3 Rackham Close.

Yours

Angela Wheeler



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: 01:02:16

Reference: 06/15/0580/F

Parish: Hopton

Officer: Miss Gemma Manthorpe

Expiry Date: 22nd December 2015

Applicant: Cripps Development Ltd

Proposal: 15 Single storey dwellings

Site: Lowestoft Road Hopton on Sea Great Yarmouth

1. REPORT

- 1.1 This is a full planning application which seeks approval for 15 single storey dwellings.
- 1.2 The site is bounded on one side by the A12 and accessed via Lowestoft Road. There has been a previous approval on the land adjacent to the site to the south for 30no. private and affordable dwellings. A local play area is immediately opposite the site. There are cycle links and public transport links close by.
- 1.3 The site was subject to planning applications for residential development in the 1950's, 60's and 70's all being refused. The site was allocated for development in the 1970's in the old Hopton on Sea local plan but development of the site was considered premature pending the construction of the A12 by passing Hopton. The site was subsequently deleted from the development plan.
- 1.4 In 1990 outline planning permission was granted for a trunk road service area and 60 person restaurant immediately to the north of this site. The permission was subsequently renewed until 2007 when it was refused because there was no proven need for a service station in this location following the approval of a service station to the south of the Hopton A12 roundabout which has since been constructed. A further reason for refusal was an infringement of the strategic gap between Hopton and Gorleston.
- 1.5 The site is outside the defined development limits and has been identified in the Strategic Housing Land Availability Assessment (SHLAA) 2010 and 2012 as being a deliverable site, the site was removed from the 2014 SHLAA as planning permission had been granted on a portion of the site to the south for 30 residential dwellings.

2. Consultations :-

- 2.1 **Parish Council-** The Parish Council has objected to the application stating that they have many objections and shall be addressing the Development

Control Committee. The main objection is regarding sewerage and water drainage stating that the area is already under pressure.

2.2 Neighbours – 3 objections to the proposal. In summary the objections raised are as follows

- Trees at the boundary to Lowestoft Road should remain.
- Surface water flooding.
- Protection of ring ditch.
- Is there going to be noise abatement?
- Not sufficient infrastructure.
- Increased traffic in particular parking and the current road network can't cope.
- Loss of wildlife habitat.
- Loss of view.
- Construction noise.

2 letters with no objection to the proposal in principle but would like ring ditch to be a public feature, can the trees be protected, could parking restrictions be placed on Lowestoft Road and some designated open space provided. Confirmation that no further development to the north shall take place.

2.3 Natural England – No objection.

2.4 Norfolk County Council - Historic Environment Service - The proposed development has been subject of an archaeological evaluation by trial trenching which revealed the presence of significant heritage assets with archaeological interest of Neolithic to Roman date at the proposed development site including a large ring ditch feature and an enclosure containing two smaller ring ditches.

In accordance with paragraph 141 of the NPF it is recommended that a programme of archaeological mitigatory work is carried out and conditions are imposed.

2.5 Highways Agency – No objection.

2.6 Norfolk County Council as Highway Authority – No objections, conditions requested. Full consultation response attached to this report.

2.7 Anglian Water – The sewerage system has adequate capacity for the flows and the surface water drainage does not relate to any Anglian Water assets. No conditions requested.

2.8 Norfolk County Council – Sufficient capacity at both primary and secondary level, library contribution requested.

2.9 Norfolk County Council – Fire Service requirements indicate that an additional hydrant (on a minimum 90mm main) to serve the proposed development. The location is to be agreed in consultation with Norfolk Fire and Rescue Service.

- 2.10 **Environmental Health** – No response received however the adjoining development has been conditioned and this shall be carried over to the current application:

Previous condition recommendation:

Development shall not begin until a scheme for the protecting residents in the proposed dwellings from noise from the A12 has been submitted to and approved in writing by the Local Planning Authority.

All works which form part of the approved scheme shall be completed before occupation of the permitted dwellings unless otherwise agreed in writing by the Local Planning Authority. When the details of the development are finalised the applicant shall demonstrate that predicted internal noise levels will not exceed those recommended by the either BS8233(good standard) or World Health Organisation's Guidelines for Community Noise.

Construction and Demolition- In order to reduce the impact of noise on local residents recommend control on hours of work and piling should it be required

- 2.11 **Police** – The development should be designed to Secure by Design Standards.

3. National Planning Policy Framework

- 3.1 The presumption in favour of sustainable development is set out in paragraph 4.
- 3.2 To boost significantly the supply of housing, local planning authorities should identify key sites which are critical to the delivery of the housing strategy over the plan period (paragraph 47).
- 3.3 In paragraph 216 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.

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

- The site is beyond the settlement boundaries (**Policy HOU7**) therefore residential development is contrary to the 2001 Local Plan.

- **Policy HOU9:** sets out the requirement for developer contributions towards facilities needed as a result of the development.
- **Policy HOU10:** sets out the criteria for residential development in the open countryside.
- **Policies HOU16 and 17:** sets out the site requirements for new residential development.

5. Core Strategy:

- 5.1 **Policy CS2:** This policy identifies the broad areas for growth by setting out the proposed settlement hierarchy for the borough. It is expected that Primary Villages, such as Hopton would see some additional growth during the plan period to help support the local facilities in the area.
- 5.2 **Policy CS4:** This policy specifies the mix of housing required in new residential development and includes the affordable housing target. In the Hopton area, there is the expectation that proposals over 5 dwellings should contribute at least 10% affordable dwellings.
- 5.3 **Policy CS9:** This policy seeks to encourage well designed and distinctive places, particularly conserving and enhancing biodiversity, landscape quality and the impact on and opportunities for green infrastructure.

6 Interim Housing Land Supply Policy (July 2014)

- 6.1 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 Core Strategy and has been subject to public consultation.
- 6.2 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.

7. Conclusions

- 7.1 The proposal is located outside the current development limits of Hopton-on-Sea therefore development is contrary to the Borough-wide Local Plan (2001).
- 7.2 The Local Plan Core Strategy identifies Hopton-on-Sea as a 'Primary Village' and there is the expectation that limited growth in primary villages will occur over the future plan period to help sustain local facilities. The Strategic

Housing Land Availability Assessment provides part of the evidence base in support of future housing growth for the borough. The proposal forms part of an existing expression of interest site (ref HO03) which was assessed as being potentially deliverable in both the 2010 and 2012 SHLAA although removed as partially developed.

8. Appraisal

- 8.1 The site is currently outside any defined development boundary in the local plan and is adjacent to the current boundary. The site including land to the south of the application site had been put forward for potential development has part of the Strategy Housing Land Availability Assessment (SHLAA) and subject to modification of the site area was considered suitable and available for development.
- 8.2 The site assessment in the SHLAA concludes 'The site is adjacent to the village development limits. The site is considered to have good access to a range of facilities - access to two (range of shops and GP surgery). There are no other major constraints identified that impact upon the site, however the sites location adjacent to a major transport corridor, and the irregular shape of the site should be taken into consideration.
- 8.3 Overall, the site is potentially suitable for residential development however the acceptance of the site will be dependent upon the Council's eventual distribution strategy for development and whether or not urban extension to larger villages will be pursued'
- 8.4 The assessment went on to state 'From the information available, there are not considered to be any major constraints hindering the developability of the site, therefore there is a reasonable prospect that housing will be delivered on site. Taking into account appropriate sales and construction costs and alternative land values, the site is considered to be economically viable and the capacity for a developer to complete the site in the medium term is good.
- 8.5 Due to the location and irregular shape of the site, it would be appropriate to limit the site's size by adjusting its northern boundary to be in parallel with the existing northern development limits of Hopton at Noel Close. By reducing the area, the site is more uniform in shape and is much more tightly drawn to the settlement. The southern area of the site is also much lower than the north, therefore development could potentially merge into the existing settlement with less impact than development on the sites northern periphery. The revised area of land for this site would be reduced to 1.69ha potentially yielding 50 units at 30 dph.

9. Assessment

- 9.1 This proposal is for a reduced site area than that put forward in the SHLAA report following the approval of 30 residential dwellings comprising the area directly to the south of the site which comprised 0.98 hectares. The application is for 0.58 hectares to the north of the approved development and

stops in line with the rear boundary of 5 Rackham Close. In physical terms it is in a sustainable location and does not impinge upon the existing gap between Hopton and Gorleston and is located with good access to the A12 corridor of movement.

- 9.2 The proposed dwellings are all single storey and shall form a continuation of the development to the south. Following discussion with the agent the garages proposed to serve plot 9/J have been moved to close off the roadway and prevent continued development to the north. Further development would be resisted as it would have extended the built form past the existing development limits impinging on the area between settlements.
- 9.3 Neighbour concerns were raised with regards the protection of the ring ditch. The archaeological conditions will ensure the preservation and recording of any significant findings. The plots that the ring ditch is within can be adequately conditioned by the removal of permitted development rights to prevent development occurring which would be detrimental to the archaeological remains.
- 9.4 The proximity to the A12 in terms of noise had previously been highlighted as an issue that needs to be addressed although was not highlighted by Environmental Health for this application however again this can be overcome subject to the conditions as suggested by Environmental Health on the previous application to the south of the site.
- 9.5 The Parish Council have objected on the grounds of drainage. Anglian water have stated that the sewerage system at present has available capacity for these flows. Surface water has also been highlighted as an issue however Anglian water have not objected to the proposed surface water management system and have advised that the IDB be consulted; at the time of writing no comments had been received, should any comments be received these shall be verbally reported. The surface water management plan states that all surface water for each dwelling is to discharge to onsite soakaways within the site and the driveways and private access way to plots 2 and 3 shall be constructed from permeable paving and shall discharge within the site.
- 9.7 The impact upon the residential amenity of the adjacent neighbours if development in this location is considered acceptable is a matter for consideration and this should be considered in establishing the parameters for development of the site to mitigate any adverse impact in developing the site which should include retention and enhancement of the existing landscaping on the site. The arboricultural report notes the retention of the trees which can be conditioned to remain for a limited period and then, if worthy, protected by preservation order.
- 9.8 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 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.

- 9.9 The National Planning Policy Framework sets out central government policies and is a key material consideration in determining planning applications (NPPF, Para 196). Under the NPPF, local plan policies can still be given 'due weight' where they are consistent with the NPPF. An assessment of saved policies in Great Yarmouth Borough Wide Local Plan and their consistency with the NPPF and whether they are superseded by the Core Strategy has been undertaken by planning policy and the policies referred to above can still be given due weight.
- 9.10 The extension to the previously approved development will not have a significantly detrimental effect on the character of the area or the village identity. The modest development of 12 three bedroom and 3 one bedroom properties will provide a conclusion to the development of this section of Hopton.

10. Recommendation

- 10.1 APPROVE subject to conditions required to provide a satisfactory form of development and the completion of a Section 106 Agreement for the provision of affordable housing, library books, play space and maintenance provision and highway requirements. The proposal is considered to comply with Policy HOU4, HOU9, of the Great Yarmouth Borough-Wide Local Plan 2001 CS2 and CS4 of the Core Strategy, the Interim Housing Land Supply Policy and the National Planning Policy Framework.