

Reference: 06/18/0683/F

Parish: Great Yarmouth

Officer: Mr J Beck

Expiry Date: 28-02-2019

Applicant: Department of Education

Proposal: A new two storey science block building, resurfacing and extension of tennis courts to be used as a car parking area, formation of a hard standing area, creation of MUGAs and removal of a temporary classroom. External alterations to provide for a new window, a new door and a new staircase

Site: Great Yarmouth Charter Academy
Salisbury Road
Great Yarmouth

REPORT

1. Background / History :-

1.1 The site is Great Yarmouth Charter Academy situated south of Salisbury Road, Great Yarmouth and to the north of Beaconsfield Road. To the west and east are residential properties. The academy is situated in the north of Great Yarmouth set back from the beach in an area characterised by residential properties. The School itself is a large structure which has been modified several times. It is formed of both single storey and two storey elements with detached outbuildings. The rear of the site is utilised as a sport and amenity area. The site area also includes a playing field to the south of the academy on Beaconsfield Road and an additional playing field to the north of Barnard Crescent.

1.2 The application is multi-faceted; the largest element is the creation of a new two storey science block to the rear south west corner of the site on the existing amenity space. To facilitate the expansion of the school new car and cycle parking has been provided and Multi-Use Games Areas (MUGA). The proposal also involves alterations to the existing school with the creation of new entrances and windows.

1.3 Planning History:

The site has experienced a number of planning applications. A full case history can be found on the case file. Below are the applications since 2010:

06/11/0030/F – Replacement modular building for use as changing room toilets and storage area. Approved with conditions. 23-03-2011

06/12/0175/F – Floodlights on Barnard Bridge Playing Field. Approved with conditions. 15-08-2012

06/14/0319/SU – Part demo of Chapman Centre, current school store to dcp/slab level rebuilding of centre to same footprint. Approved by Norfolk County Council. 28-07-2014.

06/14/0694/SU – Extension to Chapman Centre. Approved by Norfolk County Council. 18-11-2014.

06/16/0288/F – Modular building for use as changing rooms toilets and storage area. Approved with conditions. 16-08-2016

2. Consultations :-

All Consultations are available to view on the website.

2.1 Property Services – No comments received.

2.2 Highways – No objections subject to conditions. Highways have sought to clarify the number of staff and after obtaining clarification have stated that the proposed spaces are sufficient for the expected parking requirements. They have requested conditions (the full list is available on the consultee responses) that ensure that any gates are a sufficient distance from the access and that the access is suitably widened. A condition ensuring that the parking and access is completed prior to use and details of a construction management plan and details of construction parking is provided. In addition Traffic Regulation Order for the provision of “School Keep Clear” Markings is promoted by the Highway Authority and the traffic management plan is carried out.

2.3 Environmental Health – Initially stated that sufficient information was not provided, namely regarding noise receptors and plant machinery. Following submission of further details Environmental Health believed that potential for noise was limited.

2.4 Fire Service – No objection subject to condition. Requested a further access is opened off Beaconsfield Road to give full coverage from the emergency services. In addition they noted that fire evacuation lifts are required.

2.5 Norfolk Constabulary – Recommended that New Schools 2014 guidance is used to prevent crime and open landscaping is used around the MUGA to reduce hiding places.

2.6 Historic Environment – No objection

2.7 Environment Agency – No objection, below their threshold to comment

2.8 Anglian Water – No comment received

2.9 UK Power Networks – No comment received

2.10 Essex and Suffolk Water – No comment received.

2.11 Natural England – No objection

2.12 GYB Services – No objection.

2.13 Department of Planning and Transport - Requested infrastructure obligations by way of a legal agreement for a fire hydrant.

2.14 Water Management Alliance – No comment received

2.15 Sports England – No objection subject to condition. Originally they stated that the proposal did not accord with their policies and could restrict provision of football due to the MUGA at Barnard Drive (Avenue). They have subsequently removed their objection subject to a condition requiring the technical details of the MUGA's.

2.16 EDF Energy Networks – No comment received

2.17 Cadent Gas – No objection subject to condition. Noted gas pipes in the vicinity and set out obligations and requirements.

2.18 Lead Local Flood Authority – No objection subject to conditions. A condition for full details of a drainage strategy required.

2.19 Public Consultation – No comments received.

2.20 Great Yarmouth Grammar School Foundation – Support subject to condition. The foundation supports the new Science block but recognises that the loss of the green space will create a need to use off-site green spaces.

3. Policy and Assessment:-

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

3.2 Paragraph 48. Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) 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
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

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

3.4 Adopted Core Strategy:

3.5 CS1 - Focusing on a sustainable future

A) Sustainable growth, ensuring that new development is of a scale and location that complements the character and supports the function of individual settlements

B) Mixed adaptable neighbourhoods, that provide choices and effectively meet the needs and aspirations of the local community

E) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport

F) Distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

3.6 Policy CS9 Encouraging Well Designed Distinctive Places

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

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

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

3.7 Policy CS15 – Providing and protecting community assets and green infrastructure

Everyone should have access to services and opportunities that allow them to fulfil their potential and enjoy healthier, happier lives. The effective planning and delivery of community and green infrastructure is central to achieving this aim. As such, the Council will:

a) Resist the loss of important community facilities and/or green assets unless appropriate alternative provision of equivalent or better quality facilities is made in a location accessible to current and potential users or a detailed assessment clearly demonstrates there is no longer a need for the provision of the facility in the area

b) Ensure that all new development is supported by, and has good access to, a range of community facilities. In some circumstances developers will be required to provide and/or make a contribution towards the provision of community facilities. The process for securing planning obligations is set out in Policy CS14

c) Take a positive approach to the development of new and enhanced community facilities, including the promotion of mixed community uses in the same building, especially where this improves choice and reduces the need to travel

e) Promote healthy lifestyles by addressing any existing and future deficiencies in the provision and quality of sports facilities, including access to these facilities, playing pitches, play spaces and open spaces throughout the borough

3.8 National Planning Policy Framework:

3.9 Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.10 Paragraph 92 - To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

3.11 Paragraph 94 - It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
- b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

3.12 Paragraph 97. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

3.13 Strategic Planning Comments

No objections. They noted that the strategic aims are to provide improved education and that the cycle storage meets the aims of policy CS16(e). They state that the loss of green space is offset by the MUGA.

3.14 Emerging Local Plan Part 2

3.15 Policy C2-dp - Educational facilities

New, extended or remodelled educational facilities will be permitted within Development Limits identified on the Policies Map, subject to the other policies of this plan.

Outside of Development Limits, such developments will be permitted where it is demonstrated that the development will provide benefits to the local community and cannot be satisfactorily accommodated within Development Limits, again subject to other policies of this plan.

4. Appraisal:

4.1 Great Yarmouth Charter Academy is an education facility positioned in the north of Great Yarmouth of Salisbury Road. The application site also includes an additional parcel of land south off Beaconsfield Road and a recreational park north of Barnard Avenue. Initially the total site area was given as 5.8 hectares including all detached sites. The Charter Academy is a large structure made of single and two storey elements and with a mix of flat and pitches roofs. The site has been heavily modified throughout its history.

4.2 The proposed works include a new two storey Science Block positioned in the south west corner containing 12 laboratories and 4 general classrooms. The proposal results in a floor area of over 2000 square metres and its form is flat roofed, rectangular and externally faced with red brick. The Science Block is detached from the main school building and is positioned over an existing grass area used for sports provision and will also result in the loss of a mobile classroom.

4.3 To offset the loss of the sports and amenity space the applicant has proposed MUGAs (Multi-Use Games Area). The initial plans showed a MUGA in the recreational ground off Barnard Avenue with another within the schools ground and a forth off the land to the south of Beaconsfield Road. The MUGA pitches off Barnard

Avenue were subsequently withdrawn and the recreational ground removed from the application site.

4.4 The proposal will also involve alterations to the main school building with the creation of new entrances, formation of a new hard standing area and the formation of new car and cycle parking. The proposal is to provide 88 new parking spaces.

4.5 The number of pupils attending the school is increasing and the Design and Access Statement states that the school will grow from approximately 750 pupils to 1500. Although some of the expansion will be through the efficient use of existing buildings. The proposal states that the staff numbers will rise to 150, although it should be noted clarification with the Highway Department lowered the staff provision to 88 Full time staff.

5.0 Assessment

5.1 The Academy is a large educational provider within a sustainable location. The site is situated in the main town with good access to nearby facilities and public transport. Current local policy is generally supportive under policy CS15 (c) for new and improved facilities and it is considered that the proposal will represent an enhancement of the existing educational provision. In addition the emerging plan also supports improvement to education facilities. The Strategic Planning Team has raised no objection and state that the proposal complies with existing policies.

5.2 The Building is a two storey structure, long and rectangular in its shape with a floor space over 2000 metre squared. The structure is externally formed of red brick (with decorative stack bond brickwork) and large, uniform regular windows and a flat roof. Although the building is of a modern form it is considered broadly in character with the existing school which contains a mix of styles. The building is located to the rear of the site and it will be visible from North Denes Road and Beaconsfield Road. The area around the school is largely defined by residential properties along North Denes Road and open space. However its impact to the broader character of the area is not considered significantly adverse. The profile plans provided shows the science block will be lower in height than the existing structures. Excluding extraction and plant equipment the height of the proposed science block is 9 metres. A material condition could be considered to ascertain the exact type of brick used.

5.3 Whilst the improving of an existing school is broadly supported this must be balanced against the loss of the existing green space used for sports provision. Local and National Policy aims to retain and improve sports facilities. To offset the

loss the applicant has proposed MUGAs which are multi use sports areas. They have proposed a MUGA and hard standing area within the school itself as well as a MUGA to the green space to the south of Beaconsfield Road which belongs to school. They had also proposed MUGA facilities on the recreational ground at Barnard Avenue, but this was subsequently removed from the scheme following Sports England comments.

5.4 Sport England had been consulted and they originally raised an objection. Whilst the loss of the sports ground within the school had not been deemed significant they have raised concern that a MUGA pitch at Barnard Avenue would remove grass playing fields utilised by Local Clubs. They then stated that should this MUGA be removed they will reassess the application. The applicant provided an amended plan removing the MUGA from the northern playing field. Sport England Responded and advised they did not object subject to a condition providing the technical spec of the MUGA. Whilst loss of sports provision is resisted under policy it can be offset by better or equivalent sites or the loss can be justified against a wider benefit. It is considered with Strategic Planning and Sport England not objecting and with the provision of alternative MUGA pitches the loss of the playing field to the rear of the Charter Academy is not significantly adverse.

5.5 The proposal will result in an increase of both staff and pupil numbers although it is noted that some of this increase will be result from other changes within the existing building. This increased numbers would result in an increase of travelling both to and from the site. To offset this increase the proposal shows an increase to the car parking facilities and provision of cycle storage. The applicant (in accordance with paragraph 108 and 109 of the National Planning Policy Framework) has submitted a travel plan and transport assessment. The travel plan provides mitigation techniques to encourage sustainable transport. The Transport Assessment in conjunction with the travel plan states there will not be a significant impact upon the Local Road Network.

5.6 The Highway Authority was consulted and they have not objected to the proposal. The Highway response states that the proposal creates 88 car parking spaces which would meet the requirements created by additional staff. They have requested conditions (the full list is available on the consultee responses) that ensure that any gates are a sufficient distance from the access and that the access is suitably widened. That the parking and access is completed prior to use and details of a construction management plan and details of construction parking is provided. In addition Traffic Regulation Order for the provision of School Keep Clear

Markings is promoted by the Highway Authority and the traffic management plan is carried out.

In accordance with the Highway response the impact to the surrounding highways is deemed to be acceptable. It should be noted that whilst the application form states the proposal will result in 150 full time staff the highway department has qualified with the application that the resultant full time staff will be 88.

5.7 The site is not within flood zone 2 or 3 according to Environmental Agency data but there are areas of critical drainage within the site and the local Strategic Flood Risk Assessment states it is within flood zone 2, in addition the proposal is a major application and proposes an increase in hard surfaces. A Flood Risk Assessment and surface water information has been submitted and the Lead Local Flood Authority had been consulted. The Flood Risk Assessment (FRA) states that the probability of flooding is low in all eventualities and the impact is also low in all eventualities except from tidal and fluvial where it is medium. The FRA further states that the new science block will have a floor level higher than the existing school and will be safe from flooding. The FRA recommends a surface water plan. The applicant has also provided additional surface water data in the form of a proposed drainage plans and calculations.

5.8 The Lead Local Flood Authority had been consulted and they have not objected to the proposal. They have welcomed the Sustainable Drainage Scheme and have not objected subject to a condition. A separate condition for a Flood Response Plan can also be considered.

5.9 Building Control and the Fire Service have recommended alterations to comply with their legislation. In the interests of providing safe escape for pupils with limited mobility they require a second lift. The applicant has responded to this and disagrees with the need for a second evacuation lift and provided a fire strategy report detailing their fire mitigation techniques. Building Control have been re-consulted and have reaffirmed that the proposal should contain a second evacuation lift. Based on the responses of both Building Control and the Fire Service the internal layout of proposed science block does not meet their required standards.

5.10 In addition the fire service requests an additional gate in the Beaconsfield Road fence to allow fire crews access to the rear of the Science Block, this could be provided by way of a condition. By way of an obligation a new fire hydrant has also been requested. The form this obligation is obtained is requested by the statutory

consultee as a section 106, but it may be possible in the interests of time and cost to utilise a section 111 agreement by way of condition.

5.11 A Noise Impact Assessment has been provided. It is noted that the reports front cover states Trafalgar College, but the report itself refers to both Trafalgar College and the Charter Academy. Environmental Health were consulted on the contents of the report and the wider noise impact of the college. Initially Environmental Health raised concerns that insufficient information had been provided in regards to any potential new plant equipment and the nearest noise receptors. The applicant has provided the required information and presented with this detail the environmental Health Officer was content that the possibility of noise disturbance was low.

5.12 The application will result in the removal of 3 trees in the south west corner of the site along the boundary. The proposal will also remove a set of small trees in the car park. The Arboricultural Report states the trees to be removed are of low quality and the Root Protection Areas should provide adequate protection to the retaining trees. They have noted 1 tree (T48) could be adversely affected due to development within its RPA and its poor health already. The proposal will compensate the losses with a planting plan notably concentrated along the western boundary. The proposed planting used some native species which was a request of the ecological report as an enhancement. The Tree and Landscaping officer has not object to the proposal, and the impact to landscaping is considered relatively minor.

5.13 The Ecological Appraisal notes there are sites of important European Interest and an SSSI nearby with the North Denes SPA approximately 100 metres from the school grounds, but the impact of the proposal is considered by the report to be neutral. The Council, as Competent Authority, is satisfied that, as a school, there will not be any significant increase in disturbance to any nearby Natura 2000 sites.

5.14 The direct onsite impact is considered negligible to most species and the impact would again be neutral. With enhancements the report states the proposal could offer a small gain. It is noted that the report states a comprehensive bat survey is required and bird boxes could be used as an enhancement measure.

5.15 No neighbour objections were received and the overall proposal is not considered to significantly and adversely impact upon neighbours.

5.16 The proposal also includes other alterations across the site. These include the formation of a window into an existing office, a hall door into the canteen and

removal of a conservatory. These alterations are not considered significantly adverse and do not significantly affect the neighbouring properties.

6. RECOMMENDATION :- Recommended for approval, subject to all conditions ensuring a suitable development. The full conditions recommended by the Highway Department, the Lead Local Flood Authority and Sports England.

Details of materials, a flood response plan and adequate ecology mitigation.

The proposal should be carried out in accordance with the submitted reports and should be subject to an obligation for a fire hydrant.

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

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

Your Ref: 06/18/0683/F
Date: 25 January 2019

My Ref: 9/6/18/0683
Tel No.: 01603 223273
Email: jonathan.hanner@norfolk.gov.uk

Dear Jason

A new two storey science block building, resurfacing and extension of tennis courts to be used as a car parking area, formation of a hard standing area, creation of MUGA's and removal of a temporary classroom. External alterations to provide for a new window, a new door and a new staircase. Great Yarmouth Charter Academy Salisbury Road GREAT YARMOUTH Norfolk NR30 4LS

Thank you for consulting the Highway Authority with regard to the above planning application.

In terms of the surrounding highway network, the school lies within an existing 20 mph zone (with associated traffic calming), and benefits from school keep clear markings and appropriate warning signs. Given its urban location and comprehensive footway links the school is well positioned and benefits from good links by sustainable modes of transport.

As you will be aware from our recent phone conversations, I have been in contact with the applicant in order to clarify a number of issues (namely the existing & proposed staff (FTE) and on site parking levels) as there were a number of discrepancies with regard to the information submitted.

For clarity, the applicant has confirmed that at present there are 64 (FTE) staff members on site with 48 no. formal parking spaces available. It is evident from visiting the site that in reality cars also park on the grass verge area on the northern boundary (with Salisbury Road) which provides a further 12 informal spaces.

They have also confirmed that if approved the application (which is for 12 no. science labs & 4 general classrooms) would provide an additional 28 car parking spaces (which would increase the overall provision to 88) which would meet the additional parking demand generated by the additional staff (FTE) required for the new science block.

In addition, the applicant is providing additional staff & pupil cycle parking in line with adopted parking standards.

Summary

I acknowledge that the application will result in further activity, and parking, within the immediate vicinity of the school however this is an amenity issue for the consideration of the planning authority. Based upon my observations of the existing school activities, and parking patterns, I do not believe that this will generate a significant highway safety concern.

Based upon the information provided above, should you be minded to approve the above application I would be grateful if you would also include the following conditions and informative notes on any consent notice issued:

SHC 07

Any access gates/bollard/chain/other means of obstruction (to the main access onto Salisbury Road) shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway.

Reason: In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened.

SHC 09 A

Prior to the commencement of the use hereby permitted the existing vehicular access (onto Salisbury Road) indicated for improvement on Drawing No. 1854/LL/101 Rev PL01 shall be widened to a minimum width of 6 metres to NCC specification in accordance with the details to be agreed in writing by the Local Planning Authority. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety and traffic movement.

SHC 09 B

Prior to the commencement of the use hereby permitted the existing vehicular access (onto Beaconsfield Road) to be used for fire tender access indicated for improvement on Drawing No. 18161-LSI-GYA-ZZ-DR-A-171 Rev P02 shall be improved to NCC specification in accordance with the details to be agreed in writing by the Local Planning Authority. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety and traffic movement.

SHC 20

Prior to the first use of the development hereby permitted the proposed access/on-site car and cycle parking/servicing/loading/unloading/turning/waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan(s) (Drawing No. 1854/LL/101 Rev PL01 & Drawing No. 18161-LSI-GYA-ZZ-DR-A-171 Rev P02) and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.

SHC 22

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

Reason: To ensure adequate off-street parking during construction in the interests of highway safety. This needs to be a pre-commencement condition as it deals with the construction period of the development.

SHC 23A

Prior to the commencement of any works a Construction Traffic Management Plan and Access Route which shall incorporate adequate provision for addressing any abnormal wear and tear to the highway together with wheel cleaning facilities shall be submitted to and approved in writing by the Local Planning Authority together with proposals to control and manage construction traffic using the 'Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic.

Reason: In the interests of maintaining highway efficiency and safety. This needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.

SHC 23B

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

Reason: In the interests of maintaining highway efficiency and safety.

SHC 34C (variation)

Within 12 months of the first occupation of the development hereby permitted a School Travel Plan using the approved on-line Modeshift STARS system (www.modeshiftstars.org) shall be submitted to and be approved in writing by the Local

Planning Authority in consultation with the Highway Authority. The school travel plan shall be implemented in accordance with the evidence and targets contained therein and shall continue to be implemented subject to any modifications agreed by the County Planning Authority in writing in consultation with the Highway Authority as part of an annual review to achieve a Gold standard accreditation within five years of the school opening. The travel plan reviews shall monitor pupil and staff numbers and provide accordingly for the phased development of the additional staff and pupil cycle parking and sustainable travel facilities (as agreed with the Highway Authority)

Informative

For further information on school travel plans please contact Ian Dinmore on 01603 224248 or email <mailto:travelplans@norfolk.gov.uk> Schools that are required to generate or update plans should use the following link <http://www.modeshiftstars.org/> so that they can use this National on line system to generate and update travel plans.
<mailto:travelplans@norfolk.gov.uk>

Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment.

SHC 40

Prior to the commencement of the use hereby permitted a Traffic Regulation Order for the provision of School Keep Clear Markings (at both existing accesses onto Salisbury Road & Beaconsfield Road) shall be promoted by the Highway Authority.

Reason: In the interests of highway safety.

Yours sincerely

Jon Hanner

Engineer - Highways Development Management
for Executive Director for Community and Environmental Services

Please be aware it is the applicants responsibility to clarify the boundary with the public highway. Private structures such as fences or walls will not be permitted on highway land. The highway boundary may not match the applicants title plan. Please contact the highway research team at highway.boundaries@norfolk.gov.uk for further details.

Helen Ayers

From: Jeremy Knowles
Sent: 25 January 2019 08:32
To: plan
Cc: Jason Beck
Subject: planning comments 06/18/0683/F Great Yarmouth Charter Academy

To:

Date:

Our ref:

Please ask for: Group Manager - Planning
Attention: Mr J Beck

17 December 2018

Jeremy Knowles

Dear Mr Beck,

I sent a consultation response to you on the 17 December 2018 regarding the above proposal – see below

New 2 storey science block, resurface / extend tennis courts for use a car park etc, Great Yarmouth Charter Academy, Salisbury Road, Great Yarmouth.

I have looked at the above planning application and have the following comments to make. The Section 7 Noise Impact Assessment in the Acoustic Report makes reference to plant and static machinery. I was not able to clarify (from the documents) the following:

- What static plant is going to be installed in the new science blocks which might create noise i.e. air conditioning,
- What is the manufacturer's data re: noise, produced by this plant,
- Where is will be located in the building / site,

- How close the nearest noise receptors are.

I have received answers to those questions. The plant being installed includes WC extraction fans and fume cupboard extraction fan, the nearest receptors being 20 meters away. By looking at the noise data presented for each system I think complaints of noise are unlikely as daytime noise levels will be acceptable at the façade of the nearest receptor and the science block / WCs are not likely to be in use beyond weekday evenings (although I cannot see any hours of operation restrictions on the application). As such I have no further comments to make.

Regards

Jeremy Knowles

Environmental Health Officer

Great Yarmouth Borough Council

Telephone: 01493 846617

E-mail: Jeremy.knowles@great-yarmouth.gov.uk

Website: www.great-yarmouth.gov.uk

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

Great Yarmouth Borough Council - Customer Focused, Performance Driven

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

Website: www.norfolkfireservice.gov.uk

Mr J Beck
Great Yarmouth Borough Council
Planning Services
Development Control
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Please ask for: Peter Harris
Direct Dial: 0300 123 1379
Email: peter.harris@fire.norfolk.gov.uk
My Ref: 00015836
Your Ref:

20 December 2018

Dear Sir

Planning Application No: 06/18/0683/F
Development at: Great Yarmouth Charter Academy, Salisbury Road, Gt Yarmouth
For: New 2 Storey Science block

Thank you for your consultation letter dated 13th December 2018.

I acknowledge receipt of the above application and I do not propose to raise any objections providing the proposal meets the necessary requirements of the current Building Regulations 2000 – Approved Document B (volume 2 - 2006 edition amended 2007, 2010, 2013) as administered by the Building Control Authority.

It is considered that an additional entrance providing a minimum opening width of 3.8m is made available at the opposite end of the site on Beaconsfield Road to provide sufficient access to the proposed building.

Should you require any further assistance please do not hesitate to contact me on the number shown above.

Yours faithfully



Peter Harris
Fire Safety Officer
for Chief Officer

Website: www.norfolkfireservice.gov.uk

Mr J Beck
Great Yarmouth Borough Council
Planning Services
Development Control
Town Hall
Hall Plain
Great Yarmouth
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NR30 2QF

Please ask for: Peter Harris
Direct Dial: 0300 123 1379
Email: peter.harris@fire.norfolk.gov.uk
My Ref: 00015836
Your Ref:

28 January 2019

Dear Sir

Planning Application No: 06/18/0683/F
Development at: Great Yarmouth Charter Academy, Salisbury Road, Gt Yarmouth
For: New 2 Storey Science block

Further to my letter dated 20th December 2019 and following consultation with my colleagues, I wish to add that it is the policy of Norfolk Fire and Rescue Service that two evacuation lifts should be installed in new school buildings.

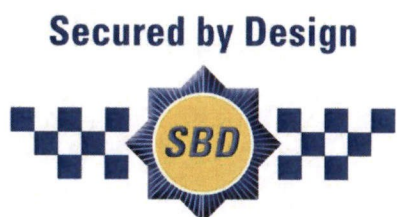
The rationale behind this requirement was that these schools need to be evacuated quickly and safely in the event of an emergency and we could not perceive of a situation where this could be achieved with only one non-evacuation lift in the middle of the building. BB100 states that 'As schools have become more inclusive, the need for lifts to assist those pupils with limited mobility is increasing widespread. It may be beneficial to design all lifts to be used as evacuation lifts, which will assist the safe escape of anyone with a mobility problem..'

Should you require any further assistance please do not hesitate to contact me on the number shown above.

Yours faithfully



Peter Harris
Fire Safety Officer
for Chief Officer



FAO
Mr J BECK
GT Yarmouth Borough Council
Planning Services
Development Control
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Ref: **06/18/0683/F**

Date: 03/01/19



NORFOLK
CONSTABULARY

Our Priority is You

Norfolk Constabulary

Community Safety Department
GT Yarmouth Police Station
Howard St North
GT Yarmouth
Norfolk
NR30 1PH

Tel: 01493 333349

Mobile: 07920 878216

Email: wolseyr2@norfolk.pnn.police.uk

www.norfolk.police.uk

Non-Emergency Tel: 101

Planning Application

New 2 storey science block, resurface & extend tennis courts for use as car park & other associated works at Great Yarmouth Charter Academy, Salisbury Road, GREAT YARMOUTH, Norfolk

Dear Mr Beck,

Thank you for inviting me to comment on the above Planning Application. I make the following comments:

Designing out the external threat of criminality during major works and beyond requires a layered approach where a number of security processes act together to deter and deny criminal access. This can include both natural and formal surveillance protection. However, it is crucial to factor in protective security measures and practices across the development at the outset. The applicant is advised to consider advice found in the BSIA Construction Site Security Guide www.bsia.co.uk to help protect the site and associated works activity.

In terms of the proposed science block I would recommend the applicant fully embraces the principles and specifications contained within Secured by Design, [New Schools 2014](#) guidance.

With regard to the provision of MUGA facilities I would recommend visual open landscaping around the facility to prevent hiding places for criminals and deter those wishing to engage in anti-social behaviour.

We will answer letters within 10 working days, where information is available.
Where this is not possible, an explanation will be given for any delay.



Awarded for excellence



INVESTOR IN PEOPLE

Criminals or other unauthorised persons like to use the darkness to commit crime or trespass and without providing adequate light cover, such occurrences and behaviour can occur. Security lighting cover will protect users and other visitors during the hours of darkness, reduce the fear of crime and deter criminality or other unacceptable behaviour. The new science block and car park areas should be equipped with vandal resistant 'dusk to dawn' sensored security lighting to remove dark voids and cover elevations that would otherwise be in darkness outside operating hours. This means the facilities will be safer and criminal activity deterred or identified early. It is recommended that due regard should be given to preventing nuisance and minimising light pollution.

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

Yours sincerely

Mr Dick Wolsey
Architectural Liaison Officer
C/o GT Yarmouth Police Station
www.securedbydesign.co.uk



Norfolk County Council

Environment, Transport, Development
County Hall
Martineau Lane
Norwich
NR1 2SG

Via email

Mr J Beck
Great Yarmouth
Borough Council

NCC contact number: 0344 800 8020
Textphone: 0344 800 8011

cc J Blackwell – Children's Services
cc Ian McCann – Cultural Services
cc P Bond – Norfolk Fire Service
cc M Tracey – ETD
cc D White – Green Infrastructure

Please ask for: Naomi Chamberlain
Date: 2nd January 2019

My Ref: P.DEV.1.06.100
Tel No: 01603 638422
Email: naomi.chamberlain@norfolk.gov.uk

Dear Mr Beck

**Infrastructure Requirements: Proposed Residential Development:
Great Yarmouth Charter Academy, Salisbury Road, Great Yarmouth
Application Number: 06/18/0683/F**

Thank you for consulting the County Council on the potential infrastructure, service and amenity requirements arising from the above proposal as they relate to matters covered in the County Council's agreed Planning Obligations Standards. It is assumed that you have consulted the County Council separately as Highway Authority and as Lead Local Flood Authority.

The comments attached are made "without prejudice" and are an officer-level response to your consultation. The requirements are based on a 2 storey science block and reflect the pooling restrictions set out in Reg 123 of the Community Infrastructure Levy Regulations (2010 as amended).

It should be noted that the attached comments are only valid for six months from the above letter date and therefore the County Council would expect to be re-consulted if the proposal is not determined in this period. The figures are given on the basis that they will be index linked from the time the application is determined by committee in order to maintain their value in real terms.

The County Council would have concerns if funding for the attached list of infrastructure requirements could not adequately be addressed/delivered through S106 and/or condition.

Please could you inform the planning obligations team when the application has a resolution to approve, either by committee or through delegated officer powers, so we can then instruct our solicitors as soon as possible in order to avoid any delay in the S106 process.

Continued.../

Continuation Sheet To : Mr J Beck

Dated : 2nd January 2019 -2-

Should you have any queries with the above comments please call me on (01603) 638422 or Stephen Faulkner (Principal Planner) on (01603) 222752.

Yours sincerely

Naomi Chamberlain
Trainee Planner

Encl



Norfolk County Council

Potential County Council Infrastructure Requirements - Proposed Housing Development

Address: Great Yarmouth Charter Academy, Salisbury Road, Great Yarmouth

Application No. 06/18/0683/F

Date: 2nd January 2019

Preface

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.

1. Fire Service

- 1.1 With reference to the proposed development, taking into account the location and infrastructure already in place, our minimum requirement would be one fire hydrants on no less than a 90 mm main at a cost of £818.50 each.
- 1.2 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.
- 1.3 Should you have any queries please call the Norfolk Fire Service on 0300 123 1165 or email Water.officer@fire.norfolk.gov.uk.

Jill K. Smith

From: Philip Raiswell <[REDACTED]>
Sent: 10 January 2019 16:41
To: plan
Subject: FW: App Ref: 06/18/0683/F - Great Yarmouth Charter Academy NR30 4LS

From: Philip Raiswell
Sent: 10 January 2019 16:34
To: 'jb@great-yarmouth.gov.uk' <jb@great-yarmouth.gov.uk>
Cc: [REDACTED]
Subject: App Ref: 06/18/0683/F - Great Yarmouth Charter Academy NR30 4LS

Sport England Ref: PA/18/E/GY/50963

FAO J Beck

Thank you for consulting Sport England on the above application.

Sport England – Statutory Role and Policy

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (particularly Para 97) and Sport England's Playing Fields Policy, which is presented within its 'Playing Fields Policy and Guidance Document': www.sportengland.org/playingfieldspolicy

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply.

Assessment against Sport England Policy/NPPF

The proposal relates primarily to the construction of a detached educational block on the integral playing field to the main site of this secondary school. This playing field measures approximately 0.45 hectares and is used informally for 5-a-side football. The application also includes a new 595m² MUGA (multi-use games area) and new hard play area. The school also has two detached playing fields, one to the south of Beaconsfield Road which measures approx. 0.65 hectares and has football goalposts for a pitch of approx. size 75m x 50m, plus other summer sports facilities and training grids. The school also has a larger detached playing field on Barnard Avenue which measures approximately 2.7 hectares and is used primarily for football with the field usually marked out for 4/5 pitches of various sizes for mini and junior football.

It is proposed to mitigate against the loss of the integral playing field by siting new MUGA's on each of these detached playing fields, with siting and technical details to be agreed at a later date.

I have consulted the Football Foundation/Norfolk FA on these proposals and they comment as follows:

"As it currently stands to my knowledge there is no community football activity taking place at Charter Academy, however Barnard Bridge is a key site for grassroots football (6 pitches various sizes), with the facility being utilised by Great Yarmouth Town's youth teams. Furthermore The Beaconsfield is a key site for grassroots football, in particular the adult game with the site utilised for Saturday and Sunday league provision (4 x 11v11 pitches).

Consideration also needs to be given to the development of any new MUGA facilities in this area of the town, especially given the Local Authority's strategic plans to redevelop The Wellesley Stadium by building a new 9v9 3G pitch.

To summarise my thoughts are:

- The loss of 4 small 5v5 pitches at Charter Academy is not a significant issue given they are not currently used (based on the intelligence I have)*
- Any MUGA provision build at either Charter Academy, The Beaconsfield and Barnard Bridge could not be utilised for affiliated football (under the assumption these MUGA's are of a concrete surface – further clarification is needed)*
- Developing MUGA's in this part of Great Yarmouth could migrate activity away from a future 3G project at The Wellesley, especially recreational football / formats*
- I do not want to see grass pitches lost at The Beaconsfield and Barnard Bridge sites for the sake of using land to build MUGA's"*

The community football site at Beaconsfield does not appear to be affected by these proposals, although it is adjacent to the proposed MUGA on the detached school playing field. However, the proposed MUGA at Barnard Bridge could affect grass pitch provision on this site, with the pitches being used by the school and local community football clubs, specifically youth teams of Great Yarmouth Town FC.

The view from Sport England/Norfolk FA is that the proposed MUGA on this site should be deleted from the scheme as it would reduce the site's potential for use for football. We would not object to the proposed MUGA on the detached Beaconsfield Road playing field as this does not appear to impact on school/community football pitches, and would offer opportunities for additional sport opportunities for the school, and potentially the local community.

In order for an application to meet exception E5 of the above policy, the new sports facilities should not have an adverse impact on existing grass pitch provision, particularly where the site is a strategically important site for the delivery of sport in the local area, as Barnard Bridge is, for local mini/junior football.

Conclusion

In light of the above, Sport England **objects** to the application because it is not considered to accord with any of the exceptions to Sport England's Playing Fields Policy or with Paragraph 97 of the NPPF, as the proposal will have an adverse impact on an established site for the delivery of football. However, if the proposed MUGA on the detached playing field on Barnard Drive is excluded from the scheme, Sport England will re-assess the application against our playing fields policy.

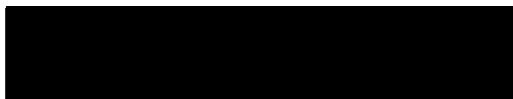
Should the local planning authority be minded to grant planning permission for the proposal, contrary to Sport England's objection then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the Secretary of State, via the National Planning Casework Unit.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

If you would like any further information or advice please contact me at the address below

Yours sincerely,

Philip Raiswell
Planning Manager



The information contained in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000. Additionally, this email and any attachment are confidential and intended solely for the use of the individual to whom they are addressed. If you are not the intended recipient, be advised that you have received this email and any attachment in error, and that any use, dissemination, forwarding, printing, or copying, is strictly prohibited. If you voluntarily provide personal data by email, Sport England will handle the data in accordance with its Privacy Statement. Sport England's Privacy Statement may be found here <https://www.sportengland.org/privacy-statement/> If you have any queries about Sport England's handling of personal data you can contact Sport England's Data Protection Officer directly by emailing gail.laughlan@sportengland.org

From: [Philip Raiswell](#)
To: [Ian Reilly](#)
Cc: [REDACTED]; [Jason Beck](#)
Subject: Re: App Ref: 06/18/0683/F - Great Yarmouth Charter Academy NR30 4LS
Date: 30 January 2019 07:20:07

Ian/Jason,

Further to the above planning application, Sport England are prepared to withdraw our objection to this application, provided the proposed MUGA at Barnards Bridge is removed from the scheme, which will ensure no impact on the grass pitches on this important site for football in Great Yarmouth.

We would judge that the provision of new MUGAs on the main school site and the smaller detached playing field would meet our exception E5, constituting new facilities for the development of sport that outweigh the loss of playing field.

We would require a planning condition which requires full technical specifications for the new MUGAs to be submitted to, and approved, by the LPA (in consultation with Sport England).

I hope this clarifies this matter.

Kind Regards,

Philip Raiswell
Sport England.

Sent from my iPad

On 29 Jan 2019, at 21:49, Ian Reilly <ianr@lanproservices.co.uk> wrote:

Philip

Sorry I wouldn't usually chase like this but I am keen to understand if our amendment addresses your issues. I am trying to get the application on committee on 06/02, which means the report needs to be published by tomorrow.

If I miss the February deadline I am informed by DfE that the project is at risk of not being delivered during the Summer.

I have requested that the Council form the report subject to your objection being resolved, but they haven't confirmed if they are prepared to do this.

Regards

Ian

Ian Reilly MRTPI
Regional Director



Plant Protection
Cadent
Block 1; Floor 1
Brick Kiln Street
Hinckley
LE10 0NA
E-mail: plantprotection@cadentgas.com
Telephone: +44 (0)800 688588

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

National Gas Emergency Number:
0800 111 999*

National Grid Electricity Emergency Number:
0800 40 40 90*

* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.cadentgas.com

Date: 18/12/2018

Our Ref: EA_TE_Z4_3NWP_014970

Your Ref: 06/18/0683/F (cjb)

**RE: Formal Planning Application, NR30 4LS, Great Yarmouth Charter Academy Salisbury Road
GREAT YARMOUTH Norfolk**

Thank you for your enquiry which was received on 17/12/2018.
Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Limited, National Grid Electricity Transmission plc's and National Grid Gas Transmission plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.
For details of Network areas please see the Cadent website (<http://cadentgas.com/Digging-safely/Dial-before-you-dig>) or the enclosed documentation.

Are My Works Affected?

**Searches based on your enquiry have identified that there is apparatus in the vicinity of your enquiry which may be affected by the activities specified.
Can you please inform Plant Protection, as soon as possible, the decision your authority is likely to make regarding this application.**

If the application is refused for any other reason than the presence of apparatus, we will not take any further action.

Please let us know whether Plant Protection can provide you with technical or other information that may be of assistance to you in the determination of the application.

Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to Cadent Gas Limited, National Grid Electricity Transmission plc (NGET) and National Grid Gas Transmission plc (NGGT) and apparatus. This assessment does **NOT** include:

- Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.
- Gas service pipes and related apparatus
- Recently installed apparatus
- Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on either the [National Grid](#) or [Cadent](#) website.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

Cadent Gas Limited, NGGT and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

Plant Protection Team

ASSESSMENT

Affected Apparatus

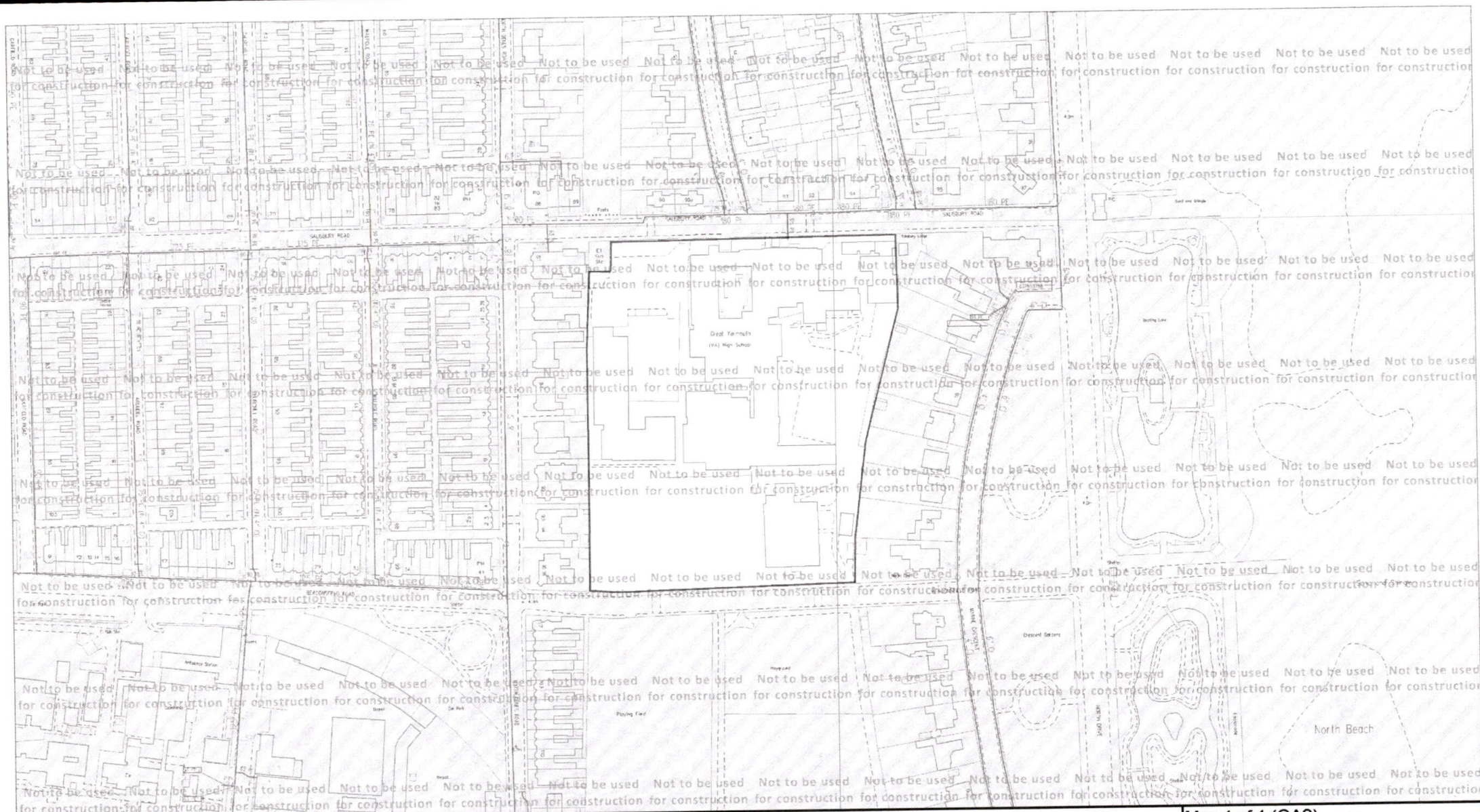
The apparatus that has been identified as being in the vicinity of your proposed works is:








- Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

Requirements

BEFORE carrying out any work you must:

- Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 - 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.



ID: EA_TE_Z4_3NWP_014970		View extent: 723m, 393m		Do not proceed without further consultation		Map 1 of 1 (GAS)					
USER: Carly Bower		LP MAINS		<p>This plan shows those pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p>		<p>MAPS Plot Server Version 1.11.0</p> <p>Cadent</p> <p>Your Gas Network</p> <p>Requested by: Great Yarmouth Borough Council</p> <p>This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.</p> <p>Ordnance Survey Licence number 100024886</p>					
DATE: 18/12/2018		MP MAINS									
DATA DATE: 17/12/2018		IP MAINS									
REF: 06/18/0683/F (cjb)		LHP MAINS									
MAP REF: TG5208		NHP MAINS									
CENTRE: 652955, 308906		<p>0m  50m</p> <p>Approximate scale 1:2500 on A4 Colour Landscape</p>									
Some examples of Plant Items:											
Valve		Depth of Cover		Syphon		Diameter Change		Material Change		Out of Standard Service	



Norfolk County Council

Community and Environmental Services
County Hall

Martineau Lane

Norwich

NR1 2SG

via e-mail

Gemma Manthorpe

Great Yarmouth Borough Council

Norfolk,

NR30 2QF

NCC contact number: 0344 800 8020

Textphone: 0344 800 8011

Your Ref: 06/18/0683/F

Date: 29 October 2018

My Ref:

FWP/19/6/7623

Tel No.:

0344 800 8020

Email:

llfa@norfolk.gov.uk

Dear Sir,

*REC'D
24/10/18*

Town and County Planning (Development Management Procedure) (England) Order 2015 - New two storey science block, resurface and extend tennis courts for use as car park & other associated works. Great Yarmouth Charter Academy Salisbury Road GREAT YARMOUTH Norfolk NR30 4LS

Thank you for your consultation on the above site, received on 10 January 2019. We have reviewed the application as submitted and wish to make the following comments.

The applicant has provided an FRA (Cundall Ref 11019998_RPT-CL-001 dated 22 November 2018). This has been further supported by a supplementary Ground investigation Report (Richard Jackson Ref: 49375 dated November 2018) and Microdrainage calculations. We welcome that Sustainable Drainage Systems (SuDS) have been proposed in the development.

We have **no objection subject to conditions** being attached to any consent if this application is approved and the Applicant is in agreement with pre-commencement conditions. If not, we would request the following information prior to your determination. We recognise that the Local Planning Authority is the determining authority, however to assist, we suggest the following wording:

Condition:

Prior to commencement of development, in accordance with the submitted FRA (Cundall Ref 11019998_RPT-CL-001 dated 22 November 2018), Drainage Strategy (plan ref:GYC-CUN-XX-DR-D-001 dated 13/12/2018) 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 in accordance with BRE Digest 365 at the depths and locations of the proposed infiltration features.
- II. Provision of surface water storage, 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 minimum storage volume of 28.5m³ will be provided in line with drawing GYC-CUN-XX-DR-D-001 dated 13/12/2018.
- 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. The design of the infiltration tank will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. 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.
- V. Finished ground floor levels of properties are to be a minimum of 300mm above expected flood levels of all sources of flooding (including SuDS features and within any proposed drainage scheme) or 150mm above ground level, whichever is the more precautionary.
- 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 Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.
- 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 163 and 165 by ensuring the satisfactory management of local flood risk, 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.

Please note that FSR (Flood Studies Report) rainfall data should be used for storm durations less than 1 hour and FEH (Flood Estimation Handbook) rainfall data should be used for storm durations greater than 1 hour when identifying the critical storm duration. The applicant submitted Microdrainage modelling for the drainage network and FSR data has been used for all critical storm events. The LLFA guidance will soon be updated, it is

envisaged that the advice to use FSR rainfall information if the critical storm duration is less than 1 hour be removed. Only up to date FEH data will be requested in the future.

Further detailed comments can be found in the attached Annex.

Further guidance on the information required by the LLFA from applicants can be found at <https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-and-water-management/information-for-developers>.

If you, the Local Planning Authority review and wish to determine this application against our advice you should notify us, the Lead Local Flood Authority, by email at llfa@norfolk.gov.uk so that appropriate conditions can be placed on the development.

Alternatively, if further information is submitted, we request we are re-consulted and we will aim to provide bespoke comments within 21 days of the formal consultation date.
Yours faithfully,

Lucy

Lucy Perry
Flood Risk Officer

Lead Local Flood Authority

Disclaimer

We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue.



The Great Yarmouth Grammar School Foundation

Office: c/o The Great Yarmouth Charter Academy, Salisbury Road, Great Yarmouth, Norfolk. NR30 4LS
Clerk: email: wintertonjo@gmail.com telephone: 01493 394932 mobile: 07484844364
Charity Number: 325136



Treasurer: Brian Philpot

Chairman: Michael Boon

Clerk: Joanne Smithson

Please reply to:

Joanne Smithson
at the office address
above.

Mr D. Minns
Group Manager (Planning)
Great Yarmouth Borough Council
Town Hall
Great Yarmouth
Norfolk
NR30 2QF

29th January 2019

Dear Mr. Minns

Major Development at the site of the Great Yarmouth Charter Academy, Salisbury Road

Planning Application Number: 06/18/0683/F

A new two-storey science block building, resurfacing and extension of tennis courts to be used as a car parking area, formation of a hardstanding area, creation of a marker and the removal of temporary classroom together with external alterations to provide a new window, a new door and a new staircase.

The Great Yarmouth Grammar School Foundation is the freehold site owner of the Great Yarmouth Charter Academy at Salisbury Road and has been in discussion with the Department of Education, the promoters of the new build scheme for a major detached educational block described above and also with the Inspiration Trust who are the Academy chain operating its Foundation School.

The Foundation, together with the Inspiration Trust with whom it is cooperating in this project both support the construction of the new building and facilities for the Great Yarmouth Charter Academy, which is the town's secondary school, to accommodate a need for Great Yarmouth pupils over the next few years. The development, when completed and added to the existing Academy premises at Salisbury Road will be able to accommodate up to 1500 pupils.

The construction of the current building will eliminate the last area of green school playing field on the Salisbury Road site. Members of the Trust Board who were formerly students at the Great Yarmouth Grammar School, the predecessor school on the site, remember a green space playing field large enough to accommodate a cricket pitch and other sports. The school was of course smaller then in its number of students.

During the course of the consultation the comments of Sport England have been seen with regard to this application. While fully supporting the application for the detached two-storey science block building and associated facilities the Foundation would make a reference to the Academy's need to be able to use a green playing field within the vicinity of the school as set out in Sport England's Playing Fields Policy. The Foundation feels sure that this aspect of the Charter Academy's need would be the subject of separate ongoing discussions.

If you have any further queries with regard to The Foundation's support for the Scheme, please will you contact me, and I would be most grateful for your confirmation of the safe receipt of its response to the planning application.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Joanne Smithson'. The script is cursive and fluid, with the first name 'Joanne' written in a larger, more prominent hand than the surname 'Smithson'.

Joanne Smithson

Clerk to The Grammar School Foundation

Application Ref	06/18/0683/F
Proposal	New 2 storey science block, resurface & extend tennis courts for use as car park & other associated works
Location	Great Yarmouth Charter Academy, Salisbury Road, Great Yarmouth

Case Officer	J Beck	Policy Officer	Toby Matthews
Date Received	13 th December 2018	Date Completed	14.12.2018

Strategic Planning Comments

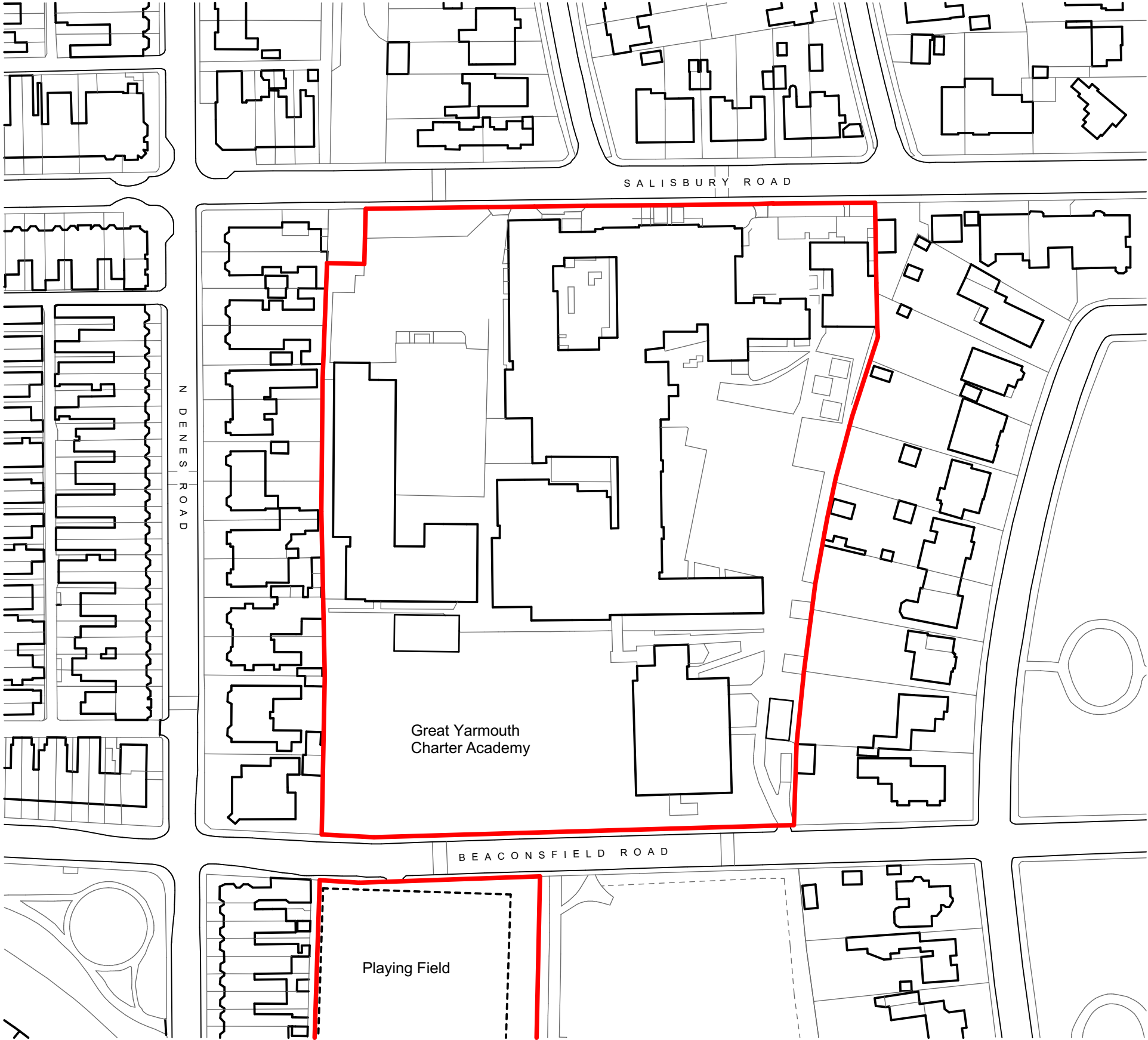
The proposal is for a new two storey science block, to resurface & extend the car park (over existing tennis courts) & other associated works, including new hard surface playing area and MUGA (multi use games area) and additional cycling bays.

The strategic objectives as outlined in the Core Strategy detail the need to address social exclusion and inequalities in healthcare, education, skills and training by ensuring good quality health, education and community support and cultural facilities are accessible to the borough's residents of all ages.

The additional cycle storage is in line with CS16e, improving accessibility to sustainable transport modes. Improved access routes available for emergency services, waste collection and delivery vehicles are also provided for in the plans.

The loss of a playing field and tennis courts, which would be resisted under CS15, has been offset by the proposal of a new hard surface playing area and MUGA, which are considered to adequately compensate in overall facilities (when also taking into account the educational requirements for the science block and consequential loss of space for recreation).

In strategic planning terms, I have no objection to the proposed development. No doubt you may well have other site specific matters to weigh in reaching a decision. Should you have any queries, please do not hesitate to contact me.



Site Location Plan
Scale 1:1250



Wider Context
Not to Scale

LSI Ref | 18161-LSI-AAA-ZZ-M3-A-0001-Great Yarmouth Charter
18161 | Academy_Site Model.pln
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Drawing to be read in conjunction with the project specification
Do not scale from this drawing for Constructional purposes

- Application
Boundary
(Land held
under tenancy
agreement)
- Provisional
locations of
Multi-Use
Games Areas
(MUGA)

P02	DO	25.01.19	Red line removed from North Playing Field	
Rev	Init	Date	Revision	
<div><div></div><div>0m</div><div>10</div><div>20</div><div>30</div><div>40</div></div> <div>Scale 1:1250</div>				

lsi

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Client
Morgan Sindall

Project
Great Yarmouth Charter Academy

Title
Planning - Site
Site Location Plan

Scale @ A3 1:1250	Date 03/10/18	Drawn MR
Purpose of issue For Planning		
Drawing Code 18161-LSI-GYA-ZZ-DR-A-160	Suit. Rev. D2 P02	