

Reference: 06/15/0622/F

Parish: Belton

Officer: Miss Gemma Manthorpe

Expiry Date: 29th June 2016

Applicant: Dawson Brown Ltd - Mr J Brown

Proposal: Construction of 64 residential dwellings (Class C3) together with associated highway and landscape works.

Site: New Road (Land off) Belton.

1. REPORT

- 1.1 The application site comprises 2.44 hectares of existing grade 3 agricultural land.
- 1.2 The site is adjacent the existing village development limits, to the east of the site there is a single dwelling with large curtilage and access off New Road. To the south of the site on the opposite side of the road is a small grouping of three dwellings, two of which are located on the site of a former restaurant. To the west is the beginning of the built up area of Belton comprising residential dwellings and services are located further within the village. Adjacent the northern boundary of the site is Rose Farm Touring Park.
- 1.3 The application site plan shows that the south western corner of the land is not included in the application and is not within the same ownership as the application site.
- 1.4 There is no site history relevant to the site.

2. Consultations :-

- 2.1 **Parish Council-** The Parish Council, following re-consultation on amended plans do not object and make the following comments:

‘Belton with Browston Parish Council would like to approve the plans as they are revised. The Council would like to thank the developers for taking our

comments on board regarding the extended pavement along Stepshort. The Parish Council would like to stress to both Great Yarmouth Borough & Norfolk County that they are concerned there may be parking on New Road when the actual estate is full. For instance delivery vans which might find turning in the estate a problem, & school runs especially when cars might stop & pick up on the main road.'

2.2 Neighbours – 7 objections to the application have been received. These are summarised below:

- Overlooking to Whitethorn Lodge.
- The quality of the well water (at Whitethorn Lodge) hasn't been considered.
- Surface water drainage has not been addressed.
- Roundabout will make access to adjacent dwelling difficult.
- Application is premature and should be deferred until a more detailed examination of coalescence is made.
- Concerns over the safety of the access, roundabout unsuitable.
- Heavy rain causes sewerage to flow onto land (objectors), can pumping stations and sewerage network cope.
- Works between Easter and September have potential to disrupt holiday park
- The houses will be adjacent the main touring field of the holiday park.
- Properties will overlook childrens play area.
- New Road is utilised by heavy good vehicles.
- View will be blighted.
- Loss of value of property.
- 2.5 storey dwellings are out of keeping with the character of the area.
- Adverse impact on nature conservation, biodiversity, hedgerow that are deemed ecologically valuable and loss, impact and effect on trees.

2.3 Norfolk County Council as Highway Authority – Full comments not received at time of writing. Confirmation that the access roundabout is acceptable subject to a detailed design.

2.4 Norfolk County Council as Fire Service – Development must comply with Building Regulations 2000 - Approved Document B (volume 1 – 2006 edition, amended 2007. All turning bays/hammer heads should be a minimum of 19.5mts x 4.5mts x 7.5mts and all roads a minimum of 3.7mts in width.

2.5 Environmental Health – No response received.

- 2.6 **Building control** – Fire officer to be consulted (already been carried out), no further comments.
- 2.7 **Police** – The development should be designed to Secure by Design Standards and perimeter boundary treatments 1.8m fencing or 1.8m high masonry walling. Full comments available on file or online.
- 2.8 **Natural England** - Following our letter of 3 December 2015 (ref: 171572), further information has been provided in the form of a Habitat Regulations Assessment. The HRA identifies the potential for significant effects as a result of increased recreational pressure on the Breydon Water Special Protection Area, which is 2.8Km away. The HRA also states that ‘management and monitoring of access to the SPA at Burgh Castle will be necessary to avoid recreational effects, and that additional mitigation may be required’.
- It is Natural England’s advice that these effects could be addressed through a proportionate contribution to the council’s draft mitigation and monitoring strategy, and that with this measure in place, as defined by a suitable condition, the development as described would not be likely to have a significant effect on any designated site.
- 2.9 **Lead Local Flood Authority** – Officers have screened this application and it falls below our current threshold for providing detailed comment.
- 2.10 **Anglian Water** – The foul drainage from this development is in the catchment of Caister Pump Lane Water Recycling Centre that will have available capacity for these flows.

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.

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.

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.

- 2.11 **Essex and Suffolk Water** – We would advise you that our existing apparatus does appear to be affected by the proposed development at the above. Our existing 4-inch PVC water main on the south side of New Road will require diverting to permit the construction of the new roundabout for the site access. The cost of our works will be recovered from the Developer.

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

If our existing water main network requires reinforcement to meet the demand of the new development, then our works to upsize the mains will be carried out with the full cost met by the Developer

- 2.12 **Historic Environment** – The proposed development area lies within a complex of cropmarks visible on aerial photographs. The cropmarks are thought to represent land divisions dating to the late Prehistoric and Roman periods with some later features. In addition numerous artefacts have been recorded in the vicinity of the site including a Prehistoric macehead and a number of Roman and medieval metal finds. Consequently there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance would be affected by the proposed development.

If outline planning permission is granted, we therefore ask that this be subject to conditions for a programme of archaeological work in accordance with National Planning Policy Framework para. 141. We suggest that the following three 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 archaeological work will commence with trial trenching to determine the nature and extent of archaeological mitigation measures required. Norfolk County Council Historic Environment Service will issue a brief for the archaeological work on request.

2.13 Norfolk County Council Education Requirement - It is understood that the proposed development comprises 7 no. 1-bed flats and 57 multi-bed houses. The County Council does not seek education contributions associated with 1-bed units and only seeks 50% contributions for multi-bed flats. Therefore in net education terms this represents the equivalent of 57 dwellings, which will generate:

1. Nursery School – 57 dwellings x 0.096 children = 5 children (3 – 5);
2. Primary School – 57 dwellings x 0.261 children = 15 children (5 – 11);
3. High School – 57 dwellings x 0.173 children = 10 children (11 – 16);
4. College/6th Form – 57 dwellings x 0.017 children = 1 children (16-18)

The Department for Education (DfE) provide a range of “basic need multipliers” (2008) which take into account the different school age ranges (see below).

Table 1 Cost per Place

Sector	Basic Need Multiplier Cost Per Place (2008)
Nursery (3-5)	5,822
Primary Sector (5-11)	11,644
High School Sector (11-16)	17,546
Sixth Form (16-18)	19,029

The current situation at local schools is as follows:

School	Capacity	Numbers on Roll (May 2015)	Spare capacity No. of places
Moorlands Primary Academy (5-11)	315	295	+20
Ormiston Venture Academy (11-16)	928	664	+264

Claim

There is sufficient capacity at Primary and High School levels; therefore Norfolk County Council will not be seeking education contributions on this occasion.

2.14 Norfolk County Council Library Provision - A development of 64 dwellings would place increased pressure on the existing library service particularly in relation to library stock, such as books and information technology. This stock is required to increase the capacity of the library. It has been calculated that a development of this scale would require a total contribution of £3,840 (i.e. £60 per dwelling) towards IT equipment and infrastructure at Gorleston Library.

2.15 Norfolk County Council Fire Services (infrastructure) - Norfolk Fire Services have indicated that the proposed development, taking into account the location and infrastructure already in place, will require no less than 2 hydrants (on a minimum 90-mm main) for the residential development at a total cost of £895.60 (£447.80 per hydrant).

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.

2.16 **Norfolk County Council Green Infrastructure –**

General Comments;

Green infrastructure should be included within the proposed site in line with local policy. Connections into the local Green Infrastructure (GI) network, including Public Rights of Way and ecological features, should be considered alongside the potential impacts of development. Maintenance/mitigation for new and existing GI features may require a contribution or commuted sum in order to allow the local GI network to facilitate the development without receiving negative impact and equally, allow the development to integrate and enhance the existing network.

Specific Comments;

There are a number of developments coming forward in this area. As such, pressure on local recreational facilities will increase as occupancy numbers increase. Burgh castle is a particular attraction for local recreation and tourists alike, receiving high visitor numbers on foot, cycle and by car. Angles Way Trail and other local footpaths within the vicinity also offer connectivity and are used by local people and visitors.

Norfolk Trails wish to seek a contribution of £350 per dwelling to contribute toward improving accessibility to the countryside through local PRoW, The Angles Way, Burgh Castle and the use of publicity. Information of which will be made available to new residents, promoting sustainable recreation and offering 'new-comers' to the area information on the countryside and local environment.

2.17 **Tree and Landscape Officer –** No preservation orders on site and not in a conservation area.

3 National Policy:- National Planning Policy Framework (NPPF)

3.1 The presumption in favour of sustainable development is set out under paragraph 4.

3.2 Paragraph 49: Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for

the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

3.3 Paragraph 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities.

3.4 Paragraph 42: The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extension to existing villages and towns that follow the principles of Garden Cities. Working with the support of their communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development.

3.5 Paragraph 17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should (extract):

- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

3.6 Paragraph 56. The Government attaches great importance to the design of the built Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

- 3.7 Paragraph 112. Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
- 3.8 Paragraph 66. Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.
- 3.9 Paragraph 75. Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

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

- 4.2 Paragraph 215 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007 and assessed again in January 2016. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.
- 4.3 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.
- 4.4 HOU10: Permission for new dwellings in the countryside will only be given in connection with agriculture, forestry, organised recreation, or the expansion of settlements.
- 4.5 HOU16: A high standard of layout and design will be required for all housing proposal. A site survey and landscaping scheme will be required will all detailed applications for more than 10 dwellings. These should include measures to retain and safeguard significant existing landscape features and give details of, existing and proposed site levels planting and aftercare arrangements.

5 Core strategy – Adopted 21st December 2015

- 5.1 Policy CS2: Achieving sustainable growth. This policy identifies the broad areas for growth, sets out the sustainable settlement hierarchy for the borough and two key allocations. Martham is identified as a Primary Village and is expected to receive modest housing growth over the plan period due to its range of village facilities and access to key services.
- 5.2 Policy CS4: Delivering affordable housing. This policy sets out the thresholds for the provision of affordable housing. The site is within affordable housing sub-market area 2 south west rural with a threshold of 10 delivering 10% affordable housing.
- 5.3 Policy CS9: Encouraging well designed and distinctive places. This policy applies to all new development.
- 5.4 Policy CS11: The Council will work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species.
- 5.5 Policy CS14: New development can result in extra pressure being placed on existing infrastructure and local facilities. To ensure that the necessary infrastructure is delivered the Council will: (a to f)
 - e) Seek appropriate contributions towards Natura 2000 sites monitoring and mitigation measures.

6 Interim Housing Land Supply Policy (July 2014)

- 6.1 This policy only applies when the Council's Five Year Housing Land Supply utilised sites identified in the Strategic Housing Land Availability Assessment (SHLAA).
- 6.2 New Housing development may be deemed acceptable outside, but adjacent to existing Urban Areas of Village Development Limits providing the following criteria, where relevant to development, have been satisfactorily addressed: inter alia points a to n.

7. Appraisal

- 7.1 The full site being appraised is 13.42 hectares. The site is located to the east of Belton, and is currently grade 3 agricultural farm land. New Road runs to the south of the site, and there is one property located on this road which intersects the site and a couple of dwellings on the opposite side of New Road, however the character of the road is very open, with agricultural land running along the southern side. A sports playing field with pavilion runs adjacent to the site, along the south-eastern boundary. Along the northern boundary of the site is a caravan park.
- 7.2 The site is adjacent to the village development limits on its western boundary but the full extent of the site stretches significantly north-east – away from Belton and towards Bradwell. Belton is considered to have good access to a range of facilities including local shops and pubs. In terms of highways and access suitability, Norfolk County Council commented that they would not object to small scale development to the west of Whitethorn Lodge subject to a safe and appropriate access and some works to enhance the footpath network to the west of Whitethorn Lodge would also be required. In terms of environmental suitability Anglia Water commented during the Strategic Housing Land Availability Assessment (SHLAA) that there is a need for sewage treatment upgrades in order to accommodate new development. In addition, there is no capacity for surface water sewers therefore other drainage measures such as SuDS should be explored where appropriate. The current response has stated that there is adequate capacity for foul sewerage, surface water is proposed to use SuDS.
- 7.3 The site was considered as part of the SHLAA as being currently available for development as the site has been put forward as an expression of interest for development and is in single ownership. Consultation with the agent received 20/6/2014 confirmed that the site could be brought forward for development in the next 5 years at a rate of 15-30 units per year.
- 7.4 From the information obtained by the agent on the 20/6/2014, the site is readily available for development and there are interested developers prepared to push the scheme forward to deliver housing in the area. There are very few constraints related to the site and the scheme could tolerate 60 to 70 dwellings, however the upper limit would be considered preferable by the agent in order to maximise the viability of the development. This would include affordable housing at 10%. There are not considered to be any major constraints that cannot be overcome, therefore there is a reasonable prospect that housing could be delivered on site. Taking into account appropriate sales and construction costs and alternative land values, the site is considered to be economically viable.
- 7.5 Developing the extent of the site would be incongruous with the settlement pattern of Belton. By reducing the extent of the site to within the boundary of

Whitethorn Lodge the site could fit more appropriately with Belton and could deliver approximately 70 units. From the information received, the site is currently suitable, available for development and delivery of housing could be achieved within the next 5 years.

8. Assessment

- 8.1 The site, as noted in the appraisal above was assessed as part of the Strategic Housing Land Availability Assessment (SHLAA) and designated as deliverable and appropriate for development. The site that was put forward in the SHLAA was considerably larger than the site that constitutes this application. The site identified in the SHLAA was 13.42 hectares and the current application, in line with the SHLAA appraisal, has been reduced to only include the land to the west of Whitethorn Lodge. This site is being looked at on merits and it is noted that the possibility of extending the site to the east would be, at the current time, unlikely to be looked on favourably.
- 8.2 The Parish Council strongly objected to the original plans and subsequent revisions were made. Following the revisions the Parish Council, in reply to a consultation, have responded favourably to the application as per paragraph 2.1 of this report. The Parish Council continue to comment on the availability of parking within the site as proposed. Although full Highways comments are not yet available this matter is to be assessed by highways and the properties shall meet highways standards for parking.
- 8.3 Objections have been received from the adjoining residential dwelling to the east of the application site. One of the objections is in relation to overlooking where currently there is none. The plots that are in the closest proximity to the dwelling are plots 55, 56, 57 and 64. Plot 64 is proposed to be a detached dwelling that is orientated so that the gable end faces the adjoining dwelling. There is a first floor window at this elevation, in order to reduce overlooking this can be conditioned to be obscure glaze and no further windows inserted into this elevation.
- 8.4 Plots 55, 56, and 57 are a row of terraces which are south facing. They are, at the closest point 28 metres from the dwelling house. The internal configuration can be arranged so that the first floor of plot 57 (one bedroom dwelling furthest of the three terraced houses to the dwelling) will have the rooms out of the principle elevation are the bathroom and the study. The bathrooms at first floor level of plots 55 and 56 can be orientated to the front of the property and these can be conditioned to be obscure glazed in perpetuity. It is accepted that there will be a degree of overlooking caused by the development notwithstanding the mitigation

that can be undertaken however this is not deemed to be so significant to warrant the recommendation to refuse the application.

- 8.5 The site is adjoining Rose Farm touring park, a year round holiday park for tents and tourers. There are significant differences in the land levels between the application site and the touring site which are noted on the revised topography plans submitted. The properties situated on the boundary comprise a mix of bungalows, terrace, and detached dwellings. The overlooking of the houses to the children's play area has been put forward by the owner of the adjoining site. There will be a degree of overlooking from first floor windows to the adjoining site including the children's play area. The applicant has submitted a proposed landscaping plan which proposes a 1.8m high masonry wall and soft plating from plots 13 to 20. The soft landscaping proposed in this location are new trees of various sizes. This can be conditioned as part of the application and will reduce the degree of overlooking although some will still occur.
- 8.6 Plots 14 and 15 which are opposite at an angle to the children's play area are chalet bungalows and the rear elevation at first floor level is velux windows. These can be conditioned to be 1.7m from the floor level of this room to further reduce overlooking.
- 8.7 The landscaping proposals extend along this boundary and include an existing hedge. This can be conditioned to be maintained to minimise the overlooking to the site. In addition further planting can be required to ensure an adequate mix of coverage with specific reference the boundary with the two storey properties. The bungalow plots (no. 21, 22, 38 and 39) do not cause significant overlooking.
- 8.8 The consultation with Anglian water as part of the SHLAA noted that upgrades to the sewerage system would be required. The consultation as part of this application has been received and the response is that there is adequate capacity in the existing system to accommodate this development. Anglian water have released a Post Meeting Briefing Note which broadly outlines the upgrades that are to be undertaken and a time estimate, an extract is below with the full note attached to this report:

Anglian Water Investment in Great Yarmouth Post meeting briefing, February 2016 Anglian Water provides water and water recycling services to over 44,000 customers in Great Yarmouth and runs 93 operational sites across the borough.

Our five year business plan sets out how we will invest over £5billion in our services between 2015 and 2020. It is the result of extensive consultation with over 50,000 customers, and has been approved by our regulator, Ofwat. More details about our plans can be found on our website,

www.anglianwater.co.uk/ourplan. In the Pipeline: Planned Projects in Gt. Yarmouth

Our current and planned projects in Great Yarmouth include:

- *Upgrades to our Morton Crescent (Bradwell), Stepshort Road (Belton), and Burgh Castle Pumping Stations. These projects are currently in the detailed planning phase with a intended completion date of July 2017.*

- 8.9 It is known that there are concerns regarding the ability of the sewerage system to cope with the increased flow and this has been raised in the objections to the application. The consultation response is unequivocal in the statement that the current system has the ability to cope with the increased flow, paragraph 2.10 of this report, and as such it is taken that there is adequate capacity for the increased flows.
- 8.10 Concerns have been raised regarding the access stating that the roundabout is not necessary and will cause difficulty and a dangerous access and approach to the village. Highways have assessed the access and a stage one safety audit has been carried out. The site access has been accepted by Highways as suitable subject to detailed design.
- 8.11 The design of the dwellings gives a unique appearance to the site. The buildings are designed to have a degree of individuality to them with designated focal points. In addition the design takes into account the difference in land levels and the overlooking that could occur. The plot to the north west corner of the development is proposed to be a bungalow. This is to minimise the impact of the development on the approach from Burgh Castle which is to the north. The land is significantly higher at this point in relation to the road and the placement of a bungalow is acceptable and although will be visible it will not have a significant adverse effect on the street scene.
- 8.12 The revised plan has been altered to extend the provision of a public footpath around the site and up Stepshort to increase permeability and improve the pedestrian route around the site. Green buffers and planting will remain at the pedestrian access to the site which will maintain a soft appearance while providing the benefit of a foot path on a rural road. The pedestrian access to the site at the western side (Stepshort) will have bollards to prevent access by small vehicles in line with the Police Architectural Liaison Officers recommendation. The amended plan includes further provision of a public footpath to the opposite side of New Road to further improve pedestrian access around the village.

- 8.13 Natural England requested further information to be submitted as part of the application, this was submitted and the response from Natural England stated that the effects on the protected sites could be mitigated by proportionate contribution in line with the Draft Natura 2000 supplementary planning document. Although the Natura 2000 supplementary planning policy document is not yet adopted the mitigation contribution has been requested and included on previous applications and the applicants have agreed to this contribution.
- 8.14 An objection to the application stated that the application is at present premature and will have an adverse effect on the coalescence of the villages. The Core strategy was adopted in 2015 and can be read in conjunction with the Borough Wide Local Plan. The relevant planning policies are outlined above and include the Interim Housing Land Supply Policy. The coalescence between villages is noted however the section of land identified as Bland Corner will remain as green space. The application does not propose to extend east of the property identified as Whitethorn Lodge and shall not impinge on the boundary to Bradwell in an obvious way as there will still be a dwelling located further to the east.
- 8.15 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. The IHLSP is only to be utilised when the Council's five year housing land supply policy includes 'deliverable' sites identified through the Strategic Housing Land Availability Assessment. The site, as part of a larger site, has been assessed as part of the Strategic Housing Land Availability Assessment as site BE11 and therefore the IHLSP is applicable.
- 8.16 The Core Strategy identifies that 30% of new housing development should be located within key service areas or primary villages as identified in policy CS2. The application, being located within the village of Belton, a primary village, has access to village amenities including schools and shops. The development is, in accordance with the Strategic Housing Land Availability Assessment, a sustainable location.

9 RECOMMENDATION :-

- 9.1 It is accepted that the application is outside of the village development limits and contrary to the adopted Borough Wide Local Plan 2001 however the site has been identified as developable and deliverable and there is no objection in

planning terms to the development going ahead prior to the formal adoption of the site specific allocations subject to conditions to ensure an adequate form of development and submission of reserved matters. The Interim Housing Land Supply Policy seeks to assist in meeting the Local Authorities housing targets the application is in line with the Interim Housing Land Supply Policy (2014).

- 9.2 The recommendation is to approve the application subject to conditions as recommended by consulted parties and those to ensure a satisfactory form of development and obligations as set out by Norfolk County Council and mitigation measures in line with the aims of the Natura 2000 Sites Monitoring and Mitigation Strategy. Should members be minded to approve the application the recommendation is such that the permission is not issued prior to the signing of an agreement under section 106 for provision for infrastructure, GI contribution (subject to negotiation), mitigation (Natura 2000), affordable housing, children's play equipment/space contribution and management agreement for open space, drainage, private roads, children's play (if appropriate).



**Planning Applications – Suggested Informative
Statements and Conditions Report**

AW Reference: 00011328
Local Planning Authority: Great Yarmouth District (B)
Site: Land Off New Road, Belton with Browston
Proposal: Creation of 64 x C3 Dwellings
Planning Application: 06/15/0622/F

Prepared by Mark Rhodes

Date 12 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 Caister Pump Lane 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
-

Anglian Water provides water and water recycling services to over 44,000 customers in Great Yarmouth and runs 93 operational sites across the borough.

Our five year business plan sets out how we will invest over £5billion in our services between 2015 and 2020. It is the result of extensive consultation with over 50,000 customers, and has been approved by our regulator, Ofwat. More details about our plans can be found on our website, www.anglianwater.co.uk/ourplan.

In the Pipeline: Planned Projects in Gt. Yarmouth

Our current and planned projects in Great Yarmouth include:

- Upgrades to our Morton Crescent (Bradwell), Stepshort Road (Belton), and Burgh Castle Pumping Stations. These projects are currently in the detailed planning phase with a intended completion date of July 2017.
- Ongoing planned maintenance work on a number of our smaller pumping stations in the town. This rolling schedule of work is done to ensure all of our assets are working at their optimal efficiency.
- The sewer network in Great Yarmouth is currently being surveyed in a proactive fashion to find and rectify any structural damages that occur through natural wear and tear of the network. We have already completed surveys on 42km of sewer pipe and this will continue. Any sections of sewer that, from the surveys, are deemed to be substandard or a structural risk will be rehabilitated.
- We are currently also investigating possible maintenance work at our Caister Water Recycling Centre. This work will look at reducing site odours.

All of these planned projects will see an investment of around £10million in the Great Yarmouth area, improving and securing vital infrastructure for growth.

These schemes are aimed at reducing flood risk and decreasing the occurrence of odours. We are also investing in the areas bathing water protection, helping to ensure a thriving coastal economy.

In addition to these projects, we will also continue to carry out any reactive work as and when issues arise. Of course, due to their nature, these incidents are not predictable.

Investment in Bradwell

Historic Investment in Bradwell

We have spent over £90,000 refurbishing and maintaining a number of our pumping stations in the Bradwell catchment since 2011.

This work includes:

Site	Work	Cost
Burgh Castle	Refurbishment in 2012	£25,000
Porters Loke		
Belton		
Sharmans	New Pumps and refurbishment in 2014	£15,000
Loke		
Belton St	New Pumps/ and a refurbishment in 2013	£20,000
Johns		
Belton	New Hardened Impellers every 2 years	£2,000
Stepshort		
Bradwell	New pumps (3 and 4) in 2015	
Morton	Replacement Pumps and impellers on pumps 1 and 2	£32,000
Crescent		

Medium-term resilience upgrade at Bradwell Morton Crescent

Last year, pumps 3 and 4 were replaced with Chopper type pumps with hardened impellers. These new to market pumps are much more resilient and can cope with higher than average levels of rag passing through the station from the catchment, reducing the risk of flooding.

Since the refurbishing of pumps 3 and 4 has had a positive impact on the flooding at Morton Crescent, we are now replacing pumps 1 and 2 with the same Chopper pumps. This work will be taking place in around 8 weeks' time at a cost of £25,000, further improving the resilience of the pumping station.

Long-term resilience upgrade at Bradwell Morton Crescent

The aim of this £1.8m project is to tackle the baseline flooding risk - this is the risk of flooding caused by heavy rainfall in the area - by increasing the capacity of the station.

The exact scope of the work to Morton Crescent will be defined during the project design period which has only just begun.

The detailed design phase for the pumping station upgrade scheme should be completed by May. Providing we don't come up against any unplanned delays, the appropriate works can then be planned with a view to completing the upgrades by July 2017.

There are a number of possible options available to the design team, but nothing has been finalised yet as we are working to achieving the best possible solution. As soon as we know the final details of the project, we will share them with Councillors and residents.

How do we prioritise our investments?

The prioritisation of pumping stations and other investments across the Anglian Water region is based on the severity of the problem in environmental terms, customer impact, additional operational costs and safety.

Information on the extent of the issue is used to quantify these impacts and ensure that our customers' money is used in the most cost-beneficial way.

Out of the top 30 sites on that list, 23 have already been submitted for detailed planning, including Morton Crescent and Stepshort Road. Morton Crescent currently sits at number 24 on this list.

Bluebell Meadow Development

Phase One – First 150 properties

These will connect to the foul network in Bradwell and flow through Morton Crescent Pumping Station.

We used a hydraulic model to calculate the impact of these new properties and have determined the development will increase foul water flows through Morton Crescent Pumping Station by less than 1%.

The 150 properties will have an on-site surface water drainage system, most likely in the form of a Sustainable Drainage System (SuDS). This means any rainwater from the new development will not impact the pumping station.

Phase Two – 700 properties

The remaining 700 properties of the development will be connected to a separate catchment to the east of Bradwell. These properties will not connect to the Morton Crescent Pumping Station.

Anglian Water's role in the Planning Process

Anglian Water is not a statutory consultee in the planning process for new developments and has no powers to permit or deny planning applications. That power lies with the local planning authority, in this case Great Yarmouth Borough council.

Housing developers have a legal right to connect to our network, and we work closely with the developer to ensure that this can be done without causing detriment to existing customers in an area.

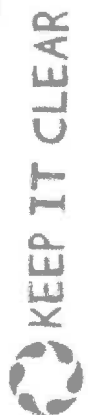
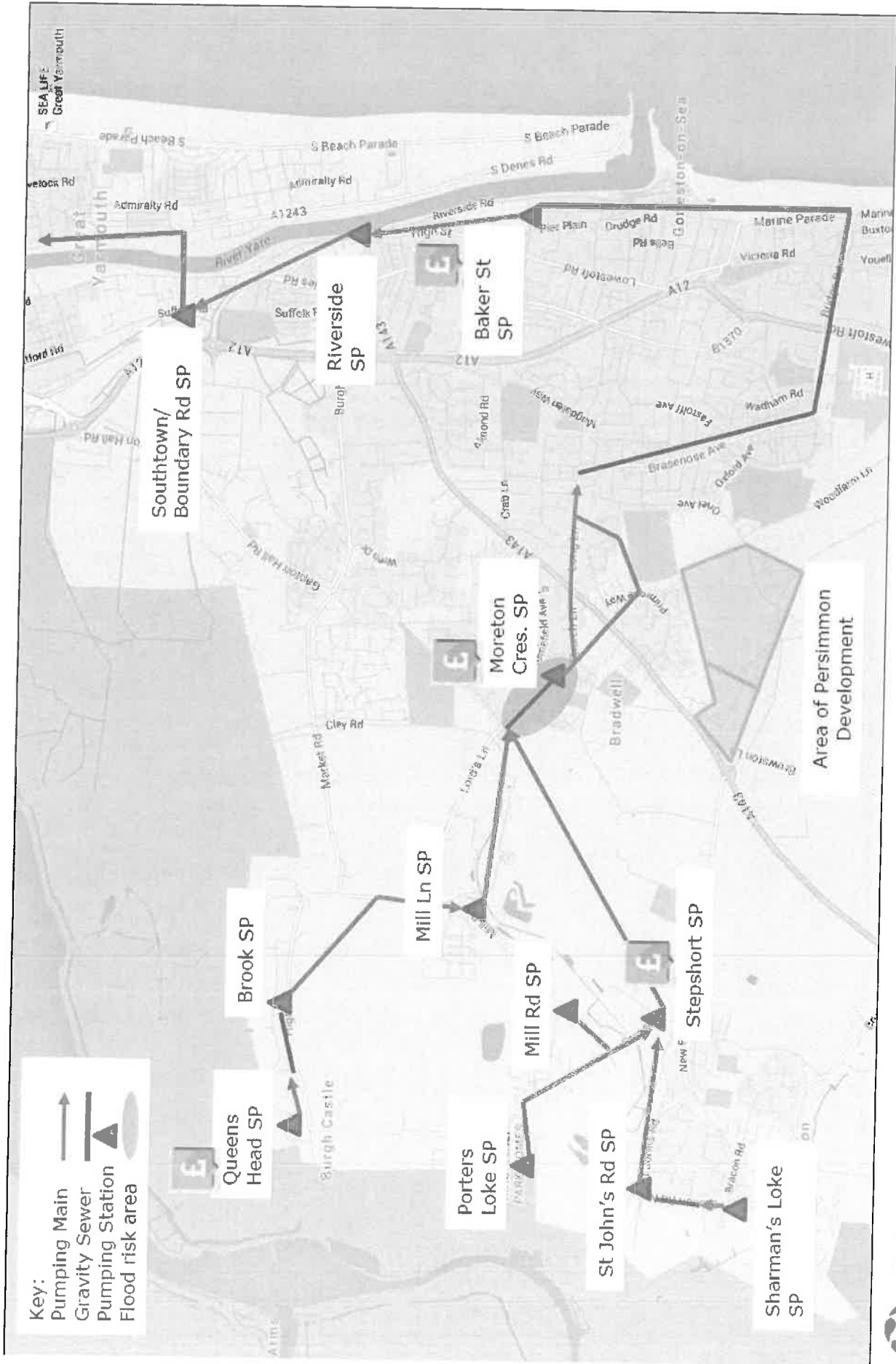
Our Growth and Planning teams actively liaise with developers and local planning authorities to make recommendations throughout the planning process to ensure all necessary infrastructure is in place for developments.

We encourage developers to complete a pre-planning enquiry with us prior to submitting an application. This service provides developers with an assessment of the impact of the proposed development and the details of any mitigation measures if required.

We seek to closely monitor the rate of development set out in Local Development Plans and use the planning system to align the phasing of development with infrastructure improvements.

We operate on the basis of 'no detriment' and if a new development is expected to cause impairment to existing customers' service, we will recommend that the local planning authority enforce a condition on the development; setting out the infrastructure improvements that a developer will be required to carry out if planning is agreed.

Summary Schematic of Foul Pumping Stations in Southern Great Yarmouth 2016



Internet Consultees

Application Reference 06/15/0622/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name sue myhra

Address ROSE FARM TOURING PARK Stepshort

Belton

Norfolk

Post Code NR31 9JS

Telephone

Email Address

For or Against GC General Comments

Speak at Committee

Rose farm touring Park is one of Great Yarmouths' principal holiday parks, dedicated to the touring holidaymaker. We are open all year round, providing high quality facilities for touring caravans, motorhomes and tents. We have very high occupancy levels and a constant change over of holidaymakers who all contribute extensively to local businesses and attractions. The largest percentage of our guests are repeat business. Holidaymakers use Rose Farm touring Park because we offer a peaceful, safe and friendly environment from which to enjoy the beaches, Broads and attractions, returning to their valuable units to enjoy the peaceful surroundings, family BBQ's etc. We are extremely careful in our own working habits to ensure that our holidaymakers are not disturbed in any way.

Date Entered 26-11-2015

Internet Reference OWPC593

Internet Consultees

Application Reference 0015/0622F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name sue myhra

Address ROSE FARM TOURING PARK Stepshort

Belton

Norfolk

Post Code NR31 9JS

Telephone

Email Address

For or Against GC General Comments

Speak at Committee

we avoid all works between easter and September and even essential work like grass cutting and garbage collection is completed as discreetly and quickly as possible

The proposed development area as well as being very close to the two residential properties on site (our home and that of our parent) is immediately adjacent to our main touring field which is used for the siting of all touring units, but particularly tents, in the holiday season. This area is preferred by families with tents due to its visibility to the children's playground. Our guests' children invariably play unattended since their parents view it as a safe environment. The playground, which at present is unscreened stands around only four metres from the development

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We ask that all due consideration be made to the all important enjoyment of our holidaymakers' experience whilst at Rose Farm touring Park.

Date Entered 26-11-2015

Internet Reference OWPC593

Internet Consultees

Application Reference 06/15/0622/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Paul Marjoram

Address 20 Church Lane

Belton

Post Code

Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee

Having today reviewed the revised plans for this development my original reasons for objecting to this development and other like it remain. I will reiterate my concerns; I am concerned about the safety of the proposed access to the site (i.e. a roundabout in such close proximity to a blind brow of a hill, a junction and a mini roundabout); I am concerned about the lack of services (Schools, Shops, Doctors etc.) in the village which will undoubtedly increase traffic in and out and which in turn will add to the strain already placed on the poor roads in the area and add to journey times of those currently using them. I am concerned that the drains and sewers already struggle to cope. I also wish to reiterate my protest that although I realise and appreciate that residential development is needed in the

Date Entered 10-05-2016

Internet Reference OWPC749

Internet Consultees

Application Reference 06/15/0622/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Paul Marjoram

Address 20 Church Lane

Belton

Post Code

Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee

borough the council owe to local residents to ensure that the sites it selects for medium/large sized developments are in areas that have the services and infrastructure in place first and that they do not grant permission for developments that will do nothing to enhance the social wellbeing of local residents nor improve commerce in the borough. GYBC and the planning office have a duty of care which in my opinion should firstly be to concentrate on regenerating the heart of the town rather than pushing for the majority of residents to live out of it.

Yours sincerely

Paul Marjoram

Date Entered 10-05-2016

Internet Reference OWPC749

06/15/0622/F



UPRN:



GREAT YARMOUTH
BOROUGH COUNCIL
Planning and Business Services
Enforcement

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



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