

Reference: 06/19/0099/O

Parish: Caister

Officer: Mrs G Manthorpe

Expiry Date: 13/09/19

Applicant: Norfolk County Council

Proposal: Residential Development.

Site: St Nicholas Drive Caister (land to the west of)

1. Background / History :-

- 1.1 The site comprises 0.78 hectares of land to the west of St Nicholas Drive Caister. St Nicholas Drive is a residential street made up of bungalows of similar style construction giving a cohesive character to the area. At the sites southern boundary is Ashwood Close, also made up of bungalows and to the west is Hebrides Way which comprises two storey dwellings.
- 1.2 The application site is a grassed area of land which has previously been connected to the John Grant School. There is no planning history relevant to the application site specifically, all application history refers to the school with the land being part of the planning unit.

2 Consultations :- All consultation responses received are available online or at the Town Hall during opening hours.

- 2.1 Parish Council – Object, this is a playing field and should remain as such.
- 2.2 Neighbours – There have been 37 objections and one request for conditions to the development from neighbours, the main objections are summarised as follows:
 - There is not enough green space left within Caister.
 - This will cause an increase in traffic.
 - There will be a loss of views.
 - Extra traffic will cause nuisance and reduction of air quality.
 - Loss of light.

- Loss of access to the rear of the property for maintenance.
- Loss of privacy.
- Flooding by surface water.
- Schools and GP surgeries are full.
- We were told the land could not be sold as it was needed for education needs, why wasn't the sale advertised. The land should be kept as green space.
- What is actually being built?
- One entrance will be detrimental to quality of life for existing occupants.
- The properties to the south of the site should be bungalows, two storey could be accommodated to the north.
- The access location is good and will be handy extra parking near the local shops.
- No access off Stone Hill should be considered.
- The playing field is part of the community and should remain as it is.
- The effect of building near the school has not been considered.
- The leisure information submitted with the application is wrong.
- Active lifestyles should be encouraged and green space should not be lost.

2.3 Highways – No objection to the application subject to conditions.

2.4 John Grant School Business Manager – John Grant School has a double access gate at the lower end of our field. We would like to ensure that this double gate access continues to be available and included as part of the development with the necessary dropped kerb and relevant tarmac roadway being included in the development plans.

2.5 Building Control – No objection.

2.6 Environmental Health – No objection subject to condition(s).

2.7 Strategic Planning – No objection to the application following receipt of additional information on future needs of open space.

2.8 Resilience Officer – No issues or comments and am happy to see this proceed.

2.9 NHS – No objection.

2.10 Anglian Water – No objection to the application and no conditions requested.

2.11 Norfolk County Council Fire – A hydrant should be installed on no less than a 90mm main. This should be conditions so no development on site until a scheme for the provision is agreed with Norfolk Fire and Rescue Service.

2.12 Natural England – No comment to make on the application.

2.13 Historic Environment - The proposed development site is located north of the Roman fort and associated settlement and is within one of the few open, undeveloped areas at Caister on Sea. Artefact of Roman, Anglo-Saxon and medieval date have been recovered immediately northwest of the application site. The full extent of Roman occupation and other activities at Caister on Sea is unknown.

There is potential for previously unidentified heritage assets with archaeological interest (buried archaeological remains of Roman and Anglo-Saxon date) to be present within the current application site and that their significance would be affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological work in accordance with National Planning Policy Framework 2019 paragraphs 199 and 189. A brief for the archaeological work can be obtained from Norfolk County Council Environment Service historic environment strategy and advice team.

We suggest that the following conditions are imposed:-

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

and,

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

and,

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under

condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

- 2.14 Local Authority Requirements – The application site is in an area requiring, according to the adopted Core Strategy, a 20% affordable housing provision. This equates to 3.6 units rounded to 4 units, this provision has been included within this outline planning application. As this is an outline application should the number of dwellings increase the affordable housing would increase to ensure 20% was provided.

The application is an outline application and as such the public open space and childrens recreation is unknown. The requirement will be that 40 square metres of public open space per dwelling will be required to be provided or, if a contribution is appropriate at the absolute discretion of the Local Planning Authority payment in lieu towards offsite provision at a cost of £12 per square metre shortfall shall be required to be paid.

Should childrens recreation be provided, at the absolute discretion of the Local Planning Authority, as an offsite or partial offsite contribution, payment of £920 per multi bed dwelling shall be paid in lieu of on-site provision.

The Local Planning Authority will accept no liability for public open space, childrens recreation or drainage and as such this shall be subject to a management company in perpetuity.

The triggers, types and tenures for the affordable housing shall be subject to negotiation during the s106 process. The trigger for the payment of any of the monies for public open space and childrens recreation shall be payable prior to occupation of 40% of the units. The triggers for the management company or nominated body and all other matters not specifically listed shall be determined through the s106 process.

Payment of £110 per dwelling as a contribution under policy CS14 shall be payable as required by the Habitats Monitoring and Mitigation Strategy. This payment shall be before occupation of any dwellings for the avoidance of doubt.

No viability assessment has been submitted and one would not be accepted as the application is an outline application. If any of the above obligations are not met the application should be refused as it is contrary to planning policy.

- 2.15 Sport England – As the playing field has not been use in the last five years the consultation with Sport England is not a statutory requirement.

Sport England raises no objection to this application which is considered to meet exception E3 of our adopted Playing Fields First Policy, in that the application site has never been used for the marking out of formal sports pitches.

3 Local Policy :-

- 3.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):
- 3.2 Paragraph 213 of the National Planning Policy Framework (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. 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.
- 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.
- 3.4 EDC3: proposals to redevelop or change the use of school buildings or their grounds will only be permitted if the applicant can demonstrate that:-
(a) the buildings and/or grounds are surplus to education requirements (either wholly or in part);
(b) the proposal will not prejudice the long term future use of the school or site for future education purposes;
(c) the school buildings and/or grounds are not required for a community use; and
(d) access, servicing and amenity requirements can be met.
- 3.5 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.

4 Core Strategy – Adopted 21st December 2015

- 4.1 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. Rollesby is identified as a Secondary 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.

4.2 Policy CS3: To ensure that new residential development in the borough meets the housing needs of local people, the Council and its partners will seek to:

a) Make provision for at least 7,140 new homes over the plan period. This will be achieved by (extract only):

- Focusing new development in accessible areas and those with the most capacity to accommodate new homes, in accordance with Policy CS2
- Ensuring the efficient use of land/sites including higher densities in appropriate locations

d) Ensure that new housing addresses local housing need by incorporating a range of different tenures, sizes and types of homes to create mixed and balanced communities. The precise requirements for tenure, size and type of housing units will be negotiated on a site-by-site basis, having regard to the Strategic Housing Market Assessment, Policy CS4 and the viability of individual sites

4.3 Policy CS9: Encouraging well designed and distinctive places. This policy applies to all new development.

4.5 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.

4.6 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.

5 **Draft Local Plan Part 2**

5.1 Table 6.2.1T Site Selection Summaries (Caister-on-Sea):

Site 35: Within built up area, results in loss of school playing field. Constrained access.

5.2 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.

5.3 Housing Applications Reliant on the 'Presumption in Favour of Sustainable Development'

In the event that the Council is unable to demonstrate a five year supply of deliverable housing land, or meet the Housing Delivery Test, it will give favourable consideration to proposals for sustainable housing development (as defined by the National Planning Policy Framework) which will increase the delivery of housing in the short term, and apply flexibly the relevant policies of the development plan where it is robustly demonstrated that the development will be delivered promptly (i.e. within 5 years maximum).

Consideration will be given to applying a shorter than standard time limit to such permissions, in order to signal the exceptional nature of the permission and to encourage prompt delivery. Applications for renewal of permissions which relied on that presumption will be considered in the light of the housing delivery and supply situation at the time.

Such renewals will only be permitted where the applicant can demonstrate convincing reasons both why the development did not proceed in the time frame originally indicated, and why, in the light of the previous delay, the development can now be expected to proceed promptly.

6 National Policy:- National Planning Policy Framework (NPPF), July 2018

- 6.1 Paragraph 2: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 6.2 Paragraph 7: The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of

sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴.

- 6.3 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.

- 6.4 Paragraph 11 (partial): Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 6.5 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).
- 6.6 Paragraph 55. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.
- 6.7 Paragraph 59. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 6.8 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.
- 6.9 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.

6.10 Paragraph 96. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

6.11 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.

6.12 Paragraph 109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

6.13 Paragraph 170 (partial). Planning policies and decisions should contribute to and enhance the natural and local environment by:

- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

6.14 Paragraph 177. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

7 Local finance considerations:-

- 7.1 Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus or the Community Infrastructure Levy. It is noted that the Borough of Great Yarmouth does not have the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority. It is assessed that financial gain does not play a part in the recommendation for the determination of this application.

8 Shadow Habitats Regulation Assessment

- 8.1 The applicant has submitted a bespoke Shadow Habitat Regulations Assessment (HRA). The applicant has provided information to enable the Local Planning Authority to undertake an Appropriate Assessment in the role as the competent authority (as defined by the regulations). The document (Wild Frontier Ecology, August 2019), is of a high standard and is compliant with best practice and the relevant British Standard (BS42020:2013). The assessment is certainly fit for purpose and you can be confident in the conclusion that it makes.
- 8.2 The only potential adverse effect on the integrity of the Natura2000 network is for Great Yarmouth North Denes SPA, given the proximity of this site and its accessibility. Negative impacts on the site are possible as a result of cumulative recreation pressures as a consequence of residential developments within the borough, including the proposed development. Appropriate mitigation measures are a financial contribution to the Great Yarmouth Monitoring and Mitigation Strategy. As long as you ensure the applicant makes this contribution, you can grant consent.
- 8.3 Gt Yarmouth Borough Council as Competent Authority can 'adopt' the information supplied by the applicant in relation to the Habitat Regulation Assessment as a formal record of the process and be confident that the application is compliant with the Regulations.

9 Assessment

- 9.1 The application is an outline application with access only forming part of the current application. Should the outline application be approved the appearance, scale, layout and landscaping shall be decided under a separate application. The

applicant has submitted indicative plans to demonstrate the site layout showing 19 plots of various sizes and an indicative road layout.

- 9.2 According to the draft Local Plan Part 2 Caister is one of the larger settlements in the Borough with a total population of approximately 9,000 people. It is located on the coast north of Great Yarmouth and separated from its built up area by only a short stretch of open land. Caister is a bustling service centre with a vibrant high street, and has a nursery, primary and secondary schools, doctors surgery, dentist, pharmacy, post office, public houses, a large supermarket and a range of other local shops serving residents both locally and further afield.
- 9.3 The assessment of Caister in the draft Local Plan Part 2 demonstrates the sustainability of the village. The application site is within the built-up area of the village and is bounded on three sides by residential development. To the northern boundary of the application site is the playing field which is attached to the John Grant School. The application site was part of the school playing field and further information has been submitted on behalf of the application to state that this land had been considered surplus to requirements and that should the existing school require an extension there is still ample grounds that will meet any expansion requirements. The additional information does go on to state that there are current considerations for the expansion of Special Education Needs schools but at present John Grant school is not identified for expansion.
- 9.4 This assessment has been made by Norfolk County Council as the applicant and as the education provider noting that the John Grant school is not a mainstream school and as such educational requirements of the development if approved will need to be met elsewhere. The application is under the threshold for education contributions to be requested for Norfolk County Council education infrastructure.
- 9.4 The application site is currently subject to saved policy EDC3, at paragraph 3.4 of this report, which outlines the existing policy considerations. Within the response from Strategic Planning it is stated that policy EDC3 is proposed to be removed from the emerging plan and replaced with policy C2-dp, at 5.2 of this report, which will focus on new and extended educational facilities. Strategic Planning have also stated that the site has been discussed at Local Plan Working Party at the March 2019 meeting and the members of the party agreed in principle to allocate the site for up to 20 dwellings. This will be subject to confirmation at Policy and Resources Committee as part of the emerging draft plan.
- 9.5 The Sport England consultation response (summarised at 2.15 of this report) notes that they were not a statutory consultee as the land has not been used as playing field for the last five years and that the application site has never been used as for the marking out of formal sports pitches. The responses from Sport England and Strategic planning demonstrate that the applicant has met the requirements within

the National Planning Policy Framework for the reduction in the provision of open space and educational facilities in that the land has not been utilised for organised (marked out) sports and the applicant has sufficiently demonstrated that the land is surplus to requirements taking into account the impact that the development as proposed will impact on future needs having regard to the growth of the settlement as a key service centre.

- 9.6 Objectors have noted concern over potential overlooking; the application is for access only and as such the plans that have been submitted do not represent the sizes or types of housing that will be built with certainty as this will be subject to a reserved matters application should the outline be approved. When reserved matters are assessed the impact on the surrounding properties will be assessed as a material consideration taking into account any potential loss of amenity. The assessment will include looking at the type, scale materials and any potential overlooking that could occur.
- 9.7 A number of objectors were dissatisfied that the application does not contain sufficient information. Outline applications are an acceptable way of applying for planning permission and the details submitted are sufficient to decide the application in principle. The application as laid out in the indicative plans gives a low density development equating to 24 dwellings per hectare. The application is applying for a residential development and as such, subject to material considerations ensuring that a development can be provided to an adequate form more than 19 dwellings may be appropriate on this site.
- 9.7 The ecological report submitted in support of the application notes the simplicity of the site being an area comprised of almost exclusively grassland. The northern boundary of the site is defined by chain-link fencing and there are areas of hedge and nettle at boundary points with close board fencing at boundaries. The ecology report found no evidence of badgers and there is no roosting available on site for bats and as such these protected species were not present. The report states that there may be a minor negative impact on nesting birds although the impact will be temporary in nature.
- 9.8 For mitigation against and negative ecological impacts, site workers should be notified of the legislation protecting nesting birds as to disturb or destroy a nest is an offence. In order to protect against having a negative impact on foraging bats a night lighting scheme should be submitted to and approved by the Local Planning Authority. There is the opportunity for mitigation by way of holes in fences to allow for the free movement of hedgehogs which shall be conditioned. Ecological enhancements through the erection of bird and bat boxes, as detailed in the report and a suitable landscaping scheme shall also be conditioned.

- 9.9 The school has requested that their rights of access from St Nicholas Drive are not adversely impacted by the development. The rights of access are a civil matter and cannot be overwritten by a planning application and as such are for the school and the applicant to discuss.
- 9.10 The proposed access is a point of objection from local residents although is supported by residents who do not want an access off Stone Hill Road. The access as proposed is off St Nicholas Drive and Highways have no objections. Highways have stated that to improve permeability a pedestrian access should be provided at Stone Hill Road. Increased permeability is supported to provide developments that encourage walking and connectivity. It is noted that existing residents of Stone Hill Road may object to a pedestrian access however in order to plan developments that are integrated into settlements a pedestrian access is supported.
- 9.11 An important factor when determining applications is whether a Local Authority has the ability to demonstrate a five-year housing land supply. If a Local Planning Authority cannot show that they are meeting this requirement, their policies with regards to residential development will be considered to be "out of date". There is currently a housing land supply of 2.55 years. Although this does not mean that all residential developments have to be approved the presumption in favour of sustainable development must be applied.
- 9.12 The application is an outline application which, according to National Planning Policy, does not demonstrate deliverability and could therefore cast doubt on its relevance to the five year housing land supply. Having discussed this with the agent for the application they have confirmed that the applicant is happy to accept a one-year permission within which the reserved matters must be submitted. This demonstrates that the site can be delivered and should not be refused on the grounds of an outline application that is not deliverable.
- 10 RECOMMENDATION:-
- 10.1 Approve – subject to the conditions to ensure an adequate form of development including those requested by consultees and a s106 agreement securing Local Authority requirements of childrens recreation, public open space or payment in lieu if appropriate, affordable housing and Natura 2000 payment.
- 10.2 The proposal complies with the aims of Policies CS2, CS3, CS9 CS11 and CS14 of the Great Yarmouth Core Strategy.

MEMORANDUM

From Environmental Health

To: Development Control Manager
FAO Mrs G Manthorpe

Date: 19 March 2019

Our ref: 076793

Your ref 06/19/0099/O

Please ask for: Chris Cawley

Extension No: 846288

Residential development

Land west of St Nicholas Drive, Caister

The application has been considered and there are no objections in principle to the proposals. If the application is approved then the following conditions should be attached.

Hours of Work:

Due to the close proximity of other residential dwellings the hours of any construction works should be restricted to:

- 0730 hours to 1830 hours Monday to Friday
- 0830 hours to 1330 hours Saturdays
- No work on Sundays or Bank Holidays.

Local Air Quality:

The site will potentially generate a significant amount of dust during the construction process; therefore, the following measures should be employed:

- An adequate supply of water shall be available for suppressing dust;
- Mechanical cutting equipment with integral dust suppression should be used;
- There shall be no burning of any materials on site, which should instead be removed by an EA licenced waste carrier, and the waste transfer notes retained as evidence.

Contaminated land during construction

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

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

Chris Cawley
Environmental Health Officer

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:
Date: 4 April 2019

My Ref: 9/6/19/0099
Tel No.: 01603 223274
Email: graham.worsfold@norfolk.gov.uk

Dear Jason Beck

Caister on Sea: Residential Development
Land west of St Nicholas Drive, Caister, NR30 5RE

Thank you for your consultation regarding the above planning application.

We appreciate the submitted layout is indicative only however in order to improve permeability through the site we would recommend that pedestrian access also be provided onto Stone Hill Road.

Should your Authority support the application we would recommend the following conditions be appended to the conditions be appended to the consent notice:

SHC 01 (Variation)

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

Reason:

This needs to be a pre-commencement condition to ensure fundamental elements of the development that cannot be retrospectively designed and built are planned for at the earliest possible stage in the development and therefore will not lead to expensive remedial action and adversely impact on the viability of the development.

SHC 02 (Variation)

Prior to the occupation of the final dwelling all works shall be carried out on roads/footways/street lighting/foul and surface water sewers in accordance with the approved specification to the satisfaction of the Local Planning Authority.

Reason:

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

SHC 03A (Variation)

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

Reason:

To ensure satisfactory development of the site.

SHC 22 (Variation)

Development shall not commence until a scheme detailing provision for on-site parking for construction workers, access arrangements for delivery vehicles and temporary wheel washing facilities 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.

Yours sincerely

Graham Worsfold

Assistant Engineer (Major and Estate Development)
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.

03 MAR 2019

Planning
Department

Great Yarmouth Borough Council

- 8 MAR 2019

Customer Services

Dean Minns,
Planning Services,
Town Hall,
Hall Plain,
Great Yarmouth,
Norfolk.
NR30 2QF
Monday 4 March 2019

Re: Proposed development 06/19/0099/0 St Nicholas Drive Caister NR30 5RE.

Dear Sir,

With regards to the above proposed development I have a number of objections regards the plans.

1/ Given only one entrance onto site the noise and volume passing our bungalow 50 St Nicholas Drive NR30 5QS will no doubt be excessive disrupting our lives and noise will be greatly increased.

2/ With that traffic onto site and the excavations of the site the chances of damage to our property rises significantly, if so, the council will be held liable for damages both physically and mentally.

3/ At the present time excessive rainfall and water drains into the ground. What is going to happen to that water in the development? Again if our property and land is flooded the council will be held liable by us.

4/ What is the nature of the structure being built directly behind our property as it is not clear from the the plans online? If it is some sort of water treatment area, if it produces smells or noise we will be seeking changes immediately to the plans. We need to know the nature of the (excessive depth digging can produce subsidence / landslip) once again we will be holding you liable for such damage.

5/ Why only one proposed entrance all traffic will enter past us increasing noise and our quality of life will be damaged.


6/ Why have we only got this small time to object this project I understand has been ongoing for sometime so from the date of your letter 22/02/2019 to 15/03/2019 seems unreasonably short.

7/ We need to know if our property will be shadowed in the buildings behind reducing our light into our garden and property.

8/ Rather than building more housing in Caister it would have been prudent to have invested in a brand new doctors surgery on the site to accommodate the ever increasing amount of people in the village / town. Much like Martham's surgeries this would have been of more benefit to everyone.

I await your urgent reply to my issues, I am aware that no doubt you will build on the site regardless of what I say but at least you know who will be knocking on your door should any of my grievances arise.

Yours sincerely,


Philip Beckett & Donna Beckett
Owners 50 St Nicholas Drive NR30 5QS.

George Bolan

From: Derek Cordingley <[REDACTED]>
Sent: 08 March 2019 11:21
To: plan
Subject: Housing Proposal Reference 06/19/0099/O

From: Derek Cordingley <[REDACTED]>
Date: 8 March 2019 at 11:15:47 GMT
To: plan@great-yarmoth.gov.uk
Subject: Housing Proposal Reference 06/19/0099/O

Dear Sir / Madam,

Further to your letter informing me of proposed housing to the rear of my property 8 Ashwood Close - and that we can voice our concerns to G.Y.B.C.

Our concerns are:-

- As we live on the South side in the Bungalows we do not want 2 story houses overlooking us and blocking our light. If Bungalows were built on the South side it would not be such a problem, 2 Story houses could be accommodated on the North side.
- There has also been surface water drainage issues in past years particularly towards the end of Ashwood Close/Stone Hill Road close to the electrical Electrical Sub Station.
- We note that Vehicular access is to be by St Nicholas Drive this seems a good idea and handy for extra parking near the local shops.
- Over the years the ground has been used by schools for football and exercise etc. when the schools stopped this younger people made a nuisance by climbing the fences in Stone Hill road near my sons house and it was impossible to sit in the garden on a summers day due to the noise and strong language - so we do not think an entrance to the green area would be beneficial also may create a dumping area as our son David (at no 2 Ashwood) has already experienced.

Having lived here for 44 years the Close has been a great place to live, so to suddenly have the prospect of having buildings erected behind us is not good! Also we've encouraged our son to move into no 2 Ashwood Close (a Bungalow) and had the property altered [REDACTED]

We do hope the council we note these points and not build 2 story buildings close to the south side of the plan, and not consider an Stone hill excess.

Regards,
Derek and Jan Cordingley

Application 06/19/0099/O
Name Mrs Lindsey Jelfs
Address The Beeches
Rectory Close Caister-on-sea Norfolk NR305EG

Telephone [REDACTED]

Email [REDACTED]

Response OBJ Object

Speak No

Comments Since moving to caister 19 mo this ago i have seen incredible amounts of new housing including 4 new bungalows to my back garden and an application for 4 detached houses to the front. Green space seems to be disappearing too quike compared to surrounding villages. Surely there is enough reclaimed space that should be utilised first e.g. old pontins site. Facilities in this village are suffering affecting current residents. Enough is enough.

Change Type [v]

OWPC2980

Transfer

Delete or Invalidate [v]

Delete/Invalidate

The Be

Find Consultee

Show All Consultees

Internet Consultees

Application Reference 06/19-0099/O

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultees? ☐

Name Mrs D L Page

Address 6 Ashwood Close

Caister on Sea

Great Yarmouth

Norfolk

Post Code NR30 5RF

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

I strongly object to housing being built behind my property (bungalow). I was informed when I purchased the property 35 years ago that no development would ever happen behind my property. I find that this will invade surrounding bungalows privacy and causes concern for traffic throughout the area. At times I already have drainage/sewage concerns with toilets/drains backing up. More property within the area will only lead to further problems with this and traffic, therefore decreasing the value of the surrounding properties and disrupting the peace within or cul-de-sac.

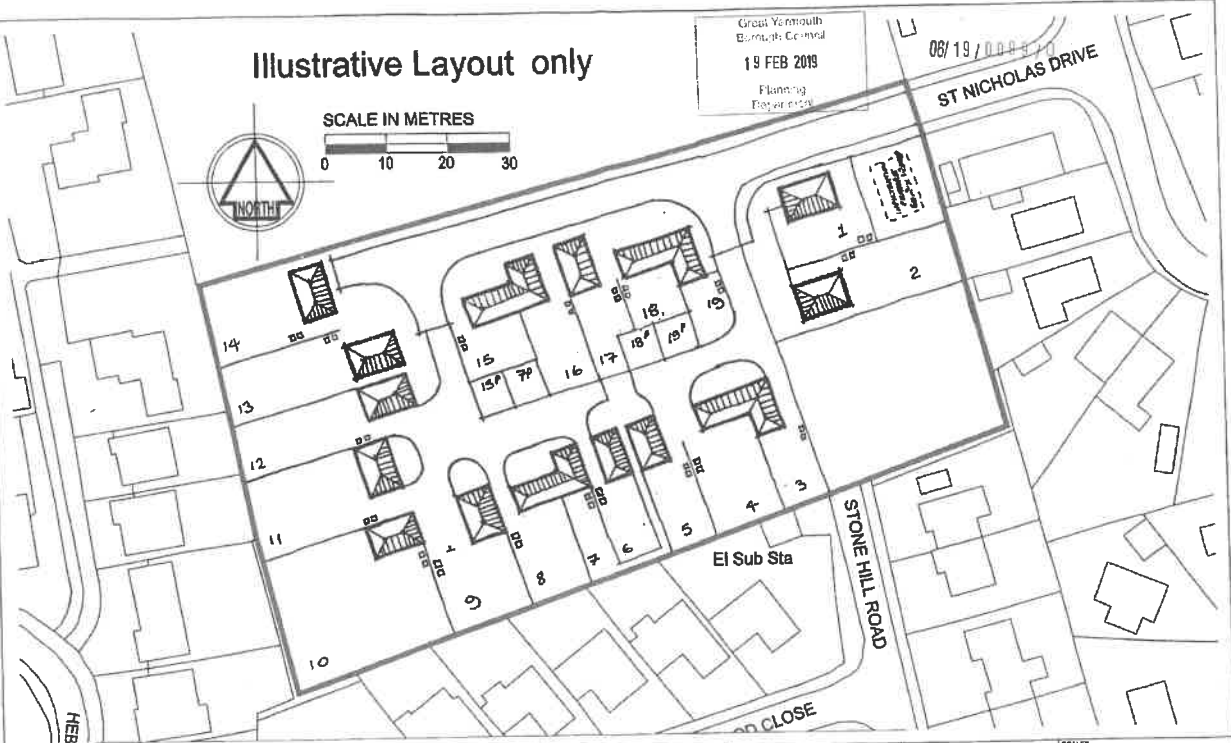
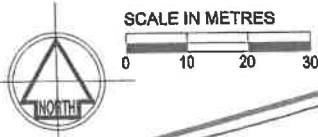
Date Entered 10-03-2019

Internet Reference OWPC3054

Illustrative Layout only

Great Vermouth
Borough Council
19 FEB 2019
Planning
Regeneration

08/19/000000
ST NICHOLAS DRIVE



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P1		Planning Application	
REV	DRAWN	DATE	CHECKED

Norfolk County Council
Former Playing Field
South of John Grant School

Illustrative
Layout Plan
Calster on Sea

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