

Reference: 06/15/0737/F

Parish: Gorleston

Officer: Mr D Minns

Expiry Date: 17-03-2016

Applicant: Badger Building(E.Anglia) Ltd

Proposal: Residential Development including 113 dwellings access road and open space.

Site: Former Claydon High School
Beccles Road(land to the north of)
Gorleston
Great Yarmouth

REPORT.

1. The Application site and Proposal

1.1 This is a full planning application for 113 dwellings s access road and open space. application. The overall application site area is 5.08 hectares (12.192acres)

1.2 The submitted plans show the site being developed in two separate sections linked by a footpath and open space. The southern part up to 89 dwellings primarily located on the site of the former school buildings and accessed from Beccles Road. To the north-eastern corner of the site, accessed from Burgh Road is the remaining 24 dwellings. The open space is formed of two separate sections a combined total of 1.3 hectares (3.2 acres).

1.3 The application proposes 14 two bed, 35 three beds and 42 4 dwellings along with 22 properties(20%) in line with the Council's affordable housing policy for this part of the Borough.

1.4 The site, which is cleared of buildings, is mainly bordered by residential development along with the playing field to Wroughton School. The land gently rises from Beccles Road northwards to a mid point where it slopes down to the rear the rear gardens of the residential properties fronting onto Burgh Road. There is also a change of ground level between the site and residential properties to the east of the site. There is varying amounts of screening on the boundaries and a Tree

Preservation Order (No1) covers six trees, of three Horse Chestnuts and three Limes.

1.5 The application is accompanied by a site specific flood risk assessment and a drainage strategy showing how the site will be drained. In addition the application includes all necessary house types, the junction designs to Burgh Road and Beccles Road landscaping plus arboriculture report in respect of the trees subject to a preservation order and layout of the open space and a travel plan.

2. Site History

2.1 The Claydon High School closed in 1990. Part of the site was retained as a playing field for the adjoining Wroughton School and the remainder declared as surplus to requirements by the County Council's Education Committee. The former School buildings were leased out on a temporary basis, the major part being occupied by the Great Yarmouth and Waveney Health Authority as a nursing college for three years.

2.2 An outline planning application for deemed permission was submitted by Norfolk County for residential development was made on the northern half of the site, on an area of 2.83 hectares(7 acres) in 1991 accessed from Burgh Rd. It was then considered if fully developed, the site could accommodate between 70 and 85 dwellings (based on between 10 and 12 dwellings to the acre.) The Borough Council took the view at that time that the application should be subject to the Secretary of State's determination and the Borough Council requested that the Secretary of State, having considered all relevant matters, refuse the application.

The reasons being;

- 1) Burgh Rd was inadequate to deal with the additional traffic generated by the development; the unsuitability of a dual access also serving the Middle School which when open, would result in vehicular/ pedestrian conflict.
- 2) The loss of open space, when there was a severe shortage of public open/recreational space in the locality. It was acknowledged that whilst the school was not contributing to public open space, it did have an important amenity value attached to it.
- 3) The loss of School accommodation. The Borough Council at that time considered that the County Council had not demonstrated that it had fully examined any long term educational need for the school site nor had it looked at community needs with regard to the shortfall of open recreational space in the area.
- 4) Drainage. The County Council had not demonstrated to the Borough Council that the surface water disposal problems in the area at that time could be satisfactorily overcome.

5) Loss of Amenity. The impact of the development upon residents in the area, possible over development, overlooking, noise and loss of outlook.

2.3 In October 1991, Norfolk County Council withdraw the application stating that they proposed to submit a new application in the near future incorporating provision for open space.

2.4 A subsequent application was submitted. An outline planning application establishing the principle of development was approved in 2012 for 110 dwellings subject to a number of conditions and legal agreement covering a number of aspects including affordable housing, open space and financial contributions to mitigate the impact of the development. In addition a further application was submitted and approved for the change of use of land on the site to public open space.

2.5 The site was also identified in the Strategic Housing Land Assessment 2014 as being deliverable with no identified constraints and deliverable in the next five years.

3. CONSULTATIONS:-

3.1 Neighbours - 4 representations received (Copies attached to report)

One from an immediate neighbour praising and supporting the scheme and the work under taken by the developers at the pre application stage stating the development is well planned and imaginative.

3.2 The second broadly supporting the scheme but pointing out that the additional traffic generated by the scheme will not go away regardless of any submitted travel plan and how the wrier looks to NCC and the highway department along with the planning committee to ensure that any Claydon Grove “rat run” creation to Gapton is addressed.

3.3 The third representation is about boundaries and maintenance of hedgerows and affordable houses being located in one area in close proximity to the existing residential properties.

3.4 The fourth objection is to four affordable housing units right behind the property the author believes the proposal would invade the privacy and tranquillity of their property and they could be built elsewhere on the site.

3.5 Environment Agency – No comment

3.6 **Anglian Water** – state that whilst there is capacity within the existing network (waste water network) to accept foul drainage from this development they consider in terms of the foul sewerage network that the “development will lead to an unacceptable risk of flooding downstream. A drainage strategy will need to be prepared in consultation with Anglian Water to determine mitigation measures. We

request a condition requiring the drainage strategy covering the issues to be agreed.”

3.7 Suggested Condition- No development shall commence until a foul water strategy has been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason – To prevent environmental and amenity problems arising from flooding.

3.8 **Surface Water Disposal** – From the details submitted to support the 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 LPA 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 inaction with AW operated assets we would wish to re- consulted to ensure that an effective surface water strategy is prepared and implemented

3.9 In a letter to the applicant dated 29 June 2016 Anglian Water states;

Water Recycling Centre

The foul drainage from the proposed development is in the catchment of Caister Pump Lane Water Recycling Centre, which currently has capacity to treat the flows from your development site. Anglian Water cannot reserve capacity and the available capacity at the water recycling centre can be reduced at any time due to growth, environmental and regulation driven changes.

Used Water Network

Anglian Water has assessed the impact of gravity flows from the planned development to the public foul sewerage network. We can confirm that this is acceptable as the foul sewerage system, at present, has available capacity for your site. The connection point will be to manhole 7201 in Burgh Road at National Grid Reference (NGR) TG5175805204.

Surface Water Disposal

We have examined your development site for available surface water discharge options. It is our understanding that the evidence to confirm your compliance with the surface water hierarchy is not currently available. However once the evidence has been confirmed, then a connection point may be made to manhole 8251 in Townlands at NGR TG5183205256 at a rate of 17.5l/s.

3.10 **Essex and Suffolk Water** –we would advise you that we have no comments or observations to make regarding this application

3.11 **Norfolk County Council**

3.12 The requirements below would need to be addressed in order to make the development more acceptable in sustainable terms through the delivery of necessary infrastructure. The funding of this infrastructure would through Planning (812 per hydrant)

3.13 **Education** – It is understood that the proposed development comprises 113 multi- bed houses. The County Council does not seek education contributions associated with 1- bed units and only seeks 50% contributions on multi bed flats Therefore in educational terms this represents the equivalent of 113 dwellings generating

- Nursery School - = 11 children
- Infant school = 14 children
- Junior =16 children
- High School = 20 children
- College/Sixth form = 2 children

3.14 There is spare capacity at the local junior and high schools but the infant school is almost full and this site will be gifted the two places there; contributions will be claimed as follows to the education contribution.

3.15 Wroughton Infant school : 12 (14 -2 spare places) x £11,644 (cost per pupil) = £139,728. The contribution will be used to fund internal remodelling to provide additional curriculum support(project A)

3.16 Fire Service –have indicated the proposed development will require 3 hydrants(on a minimum 90 –mm main for the residential development at a total costs of £2,436 (812 per hydrant). The onus will be on the developer to install the hydrants during construction to the satisfaction of the Norfolk Fire service and at no cost. Contributions also for library books at £60 per dwelling ie £6,780.

3.17 **Environment** – Connection into the local Green Infrastructure(GI) , including public rights of way and ecological features should be considered alongside the potential impacts of the development Mitigation should therefore be included within the site proposal. **Further Response** We request no contribution as we believe GI would better achieved through other means, we therefore made the following comments and recommendations;

- Tree planting along the north to south axis (Gemma to supply email dated 15 Feb)

3.18 Historic Environmental Services - The proposed development was the subject of a planning application in 2005 (06/05/0439/O). Since the submission of that application, the site has been examined by the National Mapping Programme – a systematic study of historic aerial photography with the aim of identifying archaeological features. The grounds of the former Claydon High School have a number of cropmarks caused by a field system of probably Iron Age to Roman date. The cropmarks show a system of enclosures, trackways and probable paddocks. As the cropmarks are in two different orientations, there are likely to be more than one phase of activity. Also visible are a number of bomb craters and an area of quarrying.

3.19 If planning permission is granted, we request that it be subject to the following conditions, in accordance with Paragraph 141 of the NPPF:

A) No demolition/development shall take place/commence until a 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
6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

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 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.

The Historic Environment Service will issue a brief for these works on request.

3.20 Minerals

3.21 The Mineral Planning Authority, in accordance with national guidance, considers that mineral assessment and investigation are a key factor that should be considered in the preliminary stages of project design along with other assessment, in order to influence the masterplan. Mineral assessment and investigation are best addressed through pre-application discussion and included early in the planning process to ensure the most sustainable and optimal use of onsite materials is made.

3.22 This assessment has not been carried out at the pre-application stage for land at the former Claydon School, Gorleston. Therefore, the Mineral Planning Authority wants to ensure that this work is carried out prior to the commencement of development, to ensure that the findings of the assessment/ investigation inform the proposed development. The proposed condition (below) requires minerals investigation and assessment to take place prior to the commencement of development, and to ensure that the Mineral Planning Authority is involved in the assessment of the submitted information.

- a) Prior to the commencement of development the following will take place:
- A site investigation for mineral resources will be carried out in accordance with a borehole/trialpit location plan (Ref xxx), together with a written methodology for the investigations (Ref xxx), submitted to and approved in writing by the Mineral Planning Authority.
 - This site investigation will inform a Materials Management Plan- Minerals (MMP-M). The MMP-M will consider; through particle size distribution testing, the extent to which onsite materials which could be extracted during the proposed development would meet specifications for use on site. The MMP-M shall be submitted to and approved in writing by the Local Planning Authority jointly with the Mineral Planning Authority (Norfolk County Council).

The MMP-M should outline the amount of material which could be reused on site; and for material which cannot be used on-site its movement, as far as possible by return run, to an aggregate processing plant.

The developer shall keep a record of the amounts of material obtained from on-site resources which are used onsite and the amount of material returned to an aggregate processing plant through the MMP-M. The developer shall provide an annual return of these amounts to the Local Planning Authority and the Mineral Planning Authority, or upon request of either the Local Planning Authority or Mineral Planning Authority.

The development shall then be carried out in accordance with the approved MMP-M.

REASON: To ensure that the minerals potential in the Mineral Safeguarding Area is assessed and addressed in accordance with the National Planning Policy Framework and Policy CS16 of the Norfolk Core Strategy and Minerals and Waste Development Management Policies DPD 2010-2026."

3.22 Norfolk County Highways – Have confirm that subject to a small amount of tweaking and appropriate conditions – to be reported they support the scheme. As amended the scheme includes building out part of Beccles road 0as previously agreed and provision of improved visibility splays and a 3m cycleway footpath. The County Council will also require that the applicant contributes towards the construction of a cycle path link between Burgh Rd and Harfreys Rd, in order to improve cyclist and pedestrian links to this large employment area via a legal agreement.

3.24 Lead Flood Authority – Has no comments to make

3.25 Norfolk Fire and Rescue Service - No objections provided the proposal meets the necessary requirements of the current Building Regs 2000 etc as administered by Building Control.

3.26 Highways England – No objection – Travel Plan included as advised in previous outline planning permissions in 2010

3.27 Environmental Health–

a)**Land Contamination** .The Phase 1 : Desk Study and walkover of the site report submitted with the [planning application identifies historic pits (probably clay extraction pits) that appear to have been infilled with unknown materials. Conditions on potential contamination requested.

b)**Hours of Working** - Due to the close proximity of residential properties the hours of should be restricted to: 07:30 to 18:00 hours Monday to Friday

08:30 to 13:30 Saturdays

No work on Sundays or Bank holidays

c) **Local Air Quality** – The site will potentially generate a 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

Advisory Note – The applicant is strongly advised to advise neighbouring businesses and residential occupiers of the proposals, together with contact details in the event of problems.

3.28 Building Control – No adverse comments

3.29 Natural England – No adverse Comments the application is likely to result in significant impacts on statutory designated sites.

3.30 Norfolk Constabulary – I have inspected the proposals on-line and have visited the site. Crime records for this area in the previous 12 months show notable levels of crime including instances of criminal damage to dwelling, vehicle crime including interference to motor vehicle and theft from motor vehicles.

The Design and Access Statement makes little reference to crime prevention measures considered in this development beyond wrapping dwellings around the local junior school to assist with the prevention of unauthorised access. I am pleased to note that the design prevents that the design prevents unnecessary vehicular permeability between Burgh Road and Beccles Road, thereby negating the potential for rat run.

3.31 However I recommend that at the end of the two roadways that abut the larger public open space vehicle mitigation devices/bollards features to prevent unnecessary access by larger vehicles. The criminal will not be deterred from using the openness to make escape from the site as a whole unless there are vehicular restrictions in place.

3.32 The potential for unauthorised access remains however for existing dwellings (in excess of 20) that wrap around the north western corner of the larger public open space area.:-

3.33 In light of the lack of specific security measures the following comments (in summary) upon the proposals:

- Question the value of the curved footpath connecting the two elements of the development. I suggest that any footpath provided through a Public Open Space should be straight providing a safe line of sight for users and run closer to nearby properties where users would benefit from overlooking natural surveillance from residents
- Creating formal footpath permeability can increase the use for criminals as well as residents providing them legitimate access to nearby dwellings and in time such footpaths can quickly include unacceptable light vehicular use

- Research has indicated that neighbourhood permeability is one of the design features most reliably linked to crime rates where more permeability equates to more crime.
- I have significant concern for the safety of pedestrians and vehicle users using the Beccles Road entrance during school drop off and pick up times as on a daily basis both sides of the A143, cars currently park on the roadway to transport children to the nearby school. As such the width of the Beccles Road carriageway is significantly reduced making entry onto the main road difficult at best. I would highly recommend that this application considers the quantity of new vehicles exiting from the development onto the A143 at these times of day and to consider the application of effective parking restrictions on both sides of the Beccles Road to negate on road parking and provide safe egress onto the business main road.
- For the purposes of protecting the homes and rear gardens and adjacent existing properties I am in agreement that perimeter boundary treatment should be no less than 1.8m timber closed board fencing. The enclosed rear gardens should have similar closed boarded sub divisional fencing but could be 1.5 m with 0.3m trellis topping to provide security protection, privacy and a beneficial degree of surveillance across the plots during the day and hours of darkness
- Further advice is given on locking gates to private areas and car parking being in close proximity to dwellings for surveillance purposes
- Frontages open to view is a surveillance benefit and this development needs to support defensive planting or other features to restrict access to private garden space and accessible windows.
- I am aware from the developers that street lighting is proposed for the development. Though street lighting detail is not available at this time, I would encourage the provision of street lighting to adequately cover the smaller Public Open Space. This is particularly important to reduce the fear of crime and deter criminality or anti-social behaviour from occurring
- Where landscaping is provided, particularly within the Public Open Space areas, general vegetation should not exceed 1m in height thereby denying hiding places for criminals. Trees should be columnar in habit, providing beneficial visual surveillance below 2m and footpaths should not be sited close.
- Further advice is given regarding public and private dusk to dawn sensor lighting and the choice of doors, locks and windows (full comments are available on the application website and files)

4. Planning Policy

4.1 National Planning Policy Framework

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

- 4.2 Paragraph 14 of the National Planning Policy Framework, while reiterating that development should be sustainable also includes the following statement:

For decision-taking this means: approving development proposals that accord with the development plan without delay

4.3 Great Yarmouth Borough Wide Local 2001 Saved Policies

4.4 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.

4.5 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

POLICY HOU7

NEW RESIDENTIAL DEVELOPMENT MAY BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE PARISHES OF BRADWELL, CAISTER, HEMSBY, ORMESBY ST MARGARET, AND MARTHAM AS WELL AS IN THE URBAN AREAS OF GREAT YARMOUTH AND GORLESTON. NEW SMALLER SCALE RESIDENTIAL DEVELOPMENTS* MAY ALSO BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE VILLAGES OF BELTON, FILBY, FLEGGBURGH, HOPTON-ON-SEA, AND WINTERTON. IN ALL CASES THE FOLLOWING CRITERIA SHOULD BE MET:

- (A) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE FORM, CHARACTER AND SETTING OF THE SETTLEMENT;
- (B) ALL PUBLIC UTILITIES ARE AVAILABLE INCLUDING FOUL OR SURFACE WATER DISPOSAL AND THERE ARE NO EXISTING CAPACITY CONSTRAINTS WHICH COULD PRECLUDE DEVELOPMENT OR IN THE CASE OF SURFACE WATER DRAINAGE, DISPOSAL CAN BE ACCEPTABLY ACHIEVED TO A WATERCOURSE OR BY MEANS OF

SOAKAWAYS;

- (C) SUITABLE ACCESS ARRANGEMENTS CAN BE MADE;
- (D) AN ADEQUATE RANGE OF PUBLIC TRANSPORT, COMMUNITY, EDUCATION, OPEN SPACE/PLAY SPACE AND SOCIAL FACILITIES ARE AVAILABLE IN THE SETTLEMENT, OR WHERE SUCH FACILITIES ARE LACKING OR INADEQUATE, BUT ARE NECESSARILY REQUIRED TO BE PROVIDED OR IMPROVED AS A DIRECT CONSEQUENCE OF THE DEVELOPMENT, PROVISION OR IMPROVEMENT WILL BE AT A LEVEL DIRECTLY RELATED TO THE PROPOSAL AT THE DEVELOPER'S EXPENSE; AND,
- (E) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE RESIDENTIAL AMENITIES OF ADJOINING OCCUPIERS OR USERS OF LAND.

(Objective: To ensure an adequate supply of appropriately located housing land whilst safeguarding the character and form of settlements.)

* ie. developments generally comprising not more than 10 dwellings.

POLICY HOU9 A DEVELOPER CONTRIBUTION WILL BE SOUGHT, AS A PLANNING OBLIGATION UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 TO FINANCE THE EARLY PROVISION OF FACILITIES REQUIRED AS A DIRECT CONSEQUENCE OF NEW DEVELOPMENT.

(Objective: To ensure adequate community and public services are available to new residents which are needed as a direct consequence of the deve

POLICY HOU16 A HIGH STANDARD OF LAYOUT AND DESIGN WILL BE REQUIRED FOR ALL HOUSING PROPOSALS. A SITE SURVEY AND LANDSCAPING SCHEME WILL BE REQUIRED WITH ALL REQUIRED WITH 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.

(Objective: To provide for a high quality of new housing development.)

POLICY REC8 WHERE THE SITE OF A RESIDENTIAL DEVELOPMENT OR PART OF A LARGER RESIDENTIAL SCHEME PROVIDES 20 OR MORE CHILD BEDSPACES, THE COUNCIL WILL REQUIRE PROVISION OF RECREATIONAL/AMENITY SPACE AND/OR CHILDREN'S PLAYSPACE PROPORTIONATE TO THE SCALE OF THE DEVELOPMENT OR THE OVERALL SCHEME AS APPROPRIATE.

(Objective: To ensure that the future demand is met)

4.2 Core Strategy Adopted Dec 2015

CS1 – Focusing on a sustainable future

CS2 – Achieving Sustainable Growth

CS3 – Addressing the Borough's Housing Needs

CS4 – Delivering Affordable Housing

CS9 – Encouraging well designed, distinctive places

CS14 – Securing appropriate contributions from new developments

5. Assessment :-

5.1 The principle of development has previously been agreed on this site which is located in a sustainable location within the built up residential area of Gorleston and within the development boundary as defined within the Great Yarmouth Borough Wide Local Plan 2001.

5.2 The application provides for a range of dwelling types and essentially follows the parameters for development established in the previously approved application. This includes provision of open space and single storey dwellings to eastern boundaries where there is a change in ground levels between the site and the existing properties. The same applies to Burgh Road end of the development where the land falls gently towards Burgh Road.

5.3 The development essentially accord with the various policies referred to above which seeks to support development in sustainable locations and will make a good contribution to the Borough's Housing needs.

5.4 In terms of impact upon neighbouring properties the extent of the response to the application from occupiers around the site suggests that the design of the

development has minimised the adverse impact of the development. One area of objection concerns the impact of properties fronting onto Beccles Road and the proximity of the two storey affordable units to Beccles Road dwellings. The fact that they are affordable houses is not a valid planning objection but the impact upon residential amenity is. A terrace of 6 properties proposed with rear gardens of between 9 and 10 metres with existing vegetation along boundary. Back to back distances with the existing properties is between approximately 38m and 30m to the rear most of the original properties immediately to the rear and approximately 20m taken from the rear most of the outshoot as scaled from the submitted plans. The existing trees do offset the impact of the development and given the back to back distances it is difficult to say that the impact is so adverse to warrant refusal of the scheme as a whole but given the objection further discussions are taking place with the applicant on the matter.

5.4 The applications have agreed to enter into a legal obligation regarding affordable housing at 20% this is to be provided in the form of 9 x 1 bed properties to rent and look to sell the 13 x 3 bed properties as Starter Homes or the equivalent. The consultation responses have identified that there is capacity in the existing schools the local junior and high school but lack of capacity in the Wroughton Infant school which the County state can be addressed by a financial contribution to be spent within the school along with the library contributions set out in the report.

5.5 Norfolk constabulary have raised concern over the highway and access proposals and particular concern for them and no doubt Members is the access onto Burgh Road and Beccles Road. There have been a number of internal alterations to the proposal and some minor amendments are required but most importantly the external access arrangements have been subject to a safety audit to ensure safe access and egress from the development and amendments have been made to the access arrangement since the application was submitted and have been incorporated into the plans. The proposal now includes provision as required by Norfolk County Highways to build out the entrance to the site and the provision of 3m cycleway/footpath with improved visibility splays and 20mph speed limits within the development.

5.6 In terms of the impact upon the local highway this proposal splits the traffic between Beccles Road and Burgh Road with no vehicular link between the two residential areas. The proposal to improve pedestrian cycle links between the site Harfrey's should also help to reduce local concerns regarding increased traffic on local roads by encouraging other modes of transport

5.7 In terms of landscaping the application includes provision to replace the TPO trees on the site which are in poor condition a landscaping scheme is been prepared that which includes stands of trees on the areas of open space to provide form and colour.

5.8 The application includes a foul and surface water drainage strategy showing the use of sustainable drainage systems on site (soakaway etc) and connection to the existing sewage systems. According to the letter from Anglian Water there is capacity to accommodate the new flows and even it appears the surface water if required. This appears to override the response received by the Council from Anglian Water which states that there could be a risk of flooding downstream in terms of foul sewage along with the suggested condition requiring a drainage strategy to be submitted prior to the development commencing. Further clarification is being sought from Anglian Water.

5.7 If Members are minded to approve the application it should be subject to subject to a legal agreement under Section 106 of the Town and Country Planning Act for the provision of affordable housing (20% of the total scheme), education, library books, open space play space and negotiation on maintenance provision highway requirements outline above and conditions referred to above and from the highway authority which be reported to Members.

6.RECOMMENDATION :-

6.1 APPROVE subject to completion of a Section 106 Agreement for the provision of affordable housing, education, library books, play space and maintenance provision within the development of public areas along with maintenance private drives and drainage, the highway requirements and subject to clarification of the drainage details highlighted.

6.2 Reason for Approval - The application complies with the saved policies in the Great Yarmouth Local Plan 2001 and Core Strategy Adopted December 2015 as set out within the report.

Background Papers: 06/15/0737/O

Jill K. Smith

From: Christopher Clements
Sent: 11 January 2016 09:18
To: plan
Subject: Planning Application 06/15/0737/F
Attachments: 20151214102714308.pdf

Good Morning Mrs Helsdon reference our earlier telecom this morning please find some questions I would like considered on our behalf detailed below :-

Dear Group Manager (Planning)

Please could you consider the following below comment's I have regarding the Planning application 06/15/0737/F. I have already raised these with Badger Builders and they have kindly responded to us with the following comment's which are also included below.:-

The existing hedgerow which runs along one of my boundaries (308 Beccles Road) have for the last 6-7 years been maintained both sides and the top by myself see attachment for detail. Historically previous owners of the site have shared this maintenance but in the last few years this has fallen by the wayside and left to ourselves. The submitted plan was to have a pathway alongside the hedge. If this is the case who will be responsible for the hedge maintenance (site side) ?. Please note the hedge has over the years became very wide and maintenance has become more and more difficult to maintain. Badger have responded that this area could be encapsulated in the property that adjoins the hedge hence no pathway alongside and the responsibility of the site side being with the individual property (Plot 82).

The land at the rear of my garden was purchased from the school 20 years plus ago (highlighted yellow) and I was hoping that potentially this area could be developed to support 1 or 2 bungalow's in the future. Currently as you are aware there is no access to achieve this hence the question is could the proposed site layout allow for access in some way or form to accommodate this option either as a self-build or sell on to a potential builder. Badger have responded that they are not presently keen to complicate matters here by adding access in to a rear garden plot. Once we have a planning permission we might be prepared to reconsider this.

All the affordable housing on this site seem to have been all positioned together in one area ?. Obviously a concern for the existing house owners backing on to these properties is the potential drop in market value surely even distribution of this type of property or backing on to open space areas would be a fairer solution. It is noted that all the remainder of the site development single storey dwellings have been proposed around the site boundaries in order to protect the privacy of existing properties except this area. Why not this area ? The affordable housing as it is described can you confirm if this is a housing association venture or will it be for the government assisted under 40 first time buyers or similar? Badger have responded We hope to be able to construct at least 50% of the affordable housing under the government's proposed Starter Homes scheme being proposed by Brandon Lewis the local MP and they have written to him for support for this approach. We would expect the remaining properties which are all 1 bedroom to be sold to a housing association. We offer no discount on our own selling prices adjacent to affordable housing on our sites and experience no resistance to sales. We would not expect this to impact on your property value in the way that you envisage.

Yours Faithfully

Chris and Jayne Clements (308 Beccles Road)

EPIC INTERNATIONAL

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NOTES

1. All dimensions are in feet and inches.
2. All areas are in square feet.
3. All areas are in square feet.
4. All areas are in square feet.
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10. All areas are in square feet.



REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/01	Initial Design
2	10/1/01	Revised Design
3	10/1/01	Revised Design
4	10/1/01	Revised Design
5	10/1/01	Revised Design
6	10/1/01	Revised Design
7	10/1/01	Revised Design
8	10/1/01	Revised Design
9	10/1/01	Revised Design
10	10/1/01	Revised Design

BADGER
 RESIDENTIAL DEVELOPMENT
 BECKLES ROAD - BIRCH ROAD,
 FOLESTON

PROPOSED SITE LAYOUT

DATE: 10/1/01
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 100'



- LEGEND**
- 1. Building Footprint
 - 2. Parking Space
 - 3. Road
 - 4. Path
 - 5. Tree
 - 6. Shrub
 - 7. Lawn
 - 8. Water Feature
 - 9. Boundary
 - 10. Other

LEGEND

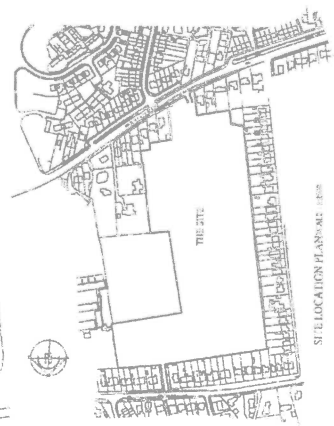
SYMBOL	DESCRIPTION
[Symbol]	Building Footprint
[Symbol]	Parking Space
[Symbol]	Road
[Symbol]	Path
[Symbol]	Tree
[Symbol]	Shrub
[Symbol]	Lawn
[Symbol]	Water Feature
[Symbol]	Boundary
[Symbol]	Other

LEGEND

SYMBOL	DESCRIPTION
[Symbol]	Building Footprint
[Symbol]	Parking Space
[Symbol]	Road
[Symbol]	Path
[Symbol]	Tree
[Symbol]	Shrub
[Symbol]	Lawn
[Symbol]	Water Feature
[Symbol]	Boundary
[Symbol]	Other

LEGEND

SYMBOL	DESCRIPTION
[Symbol]	Building Footprint
[Symbol]	Parking Space
[Symbol]	Road
[Symbol]	Path
[Symbol]	Tree
[Symbol]	Shrub
[Symbol]	Lawn
[Symbol]	Water Feature
[Symbol]	Boundary
[Symbol]	Other



SITE LOCATION PLAN



306 Beccles Rd
Gorleston
Gt Yarmouth
NR31 8AL



Planning Services
Development Control
Town Hall
Gt Yarmouth
NR30 2QF

30th December 2015

Application Ref: 06/15/0737F

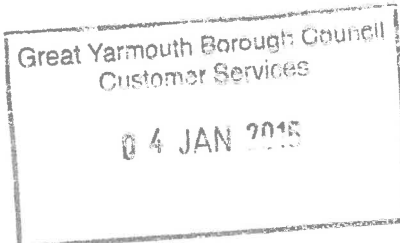
Dear Mr Minns,

I am writing to object to the proposed development of residential dwellings that will be directly behind my property on Beccles Road. The planning of 4 affordable houses situated directly behind my property will undoubtedly invade the privacy and tranquillity that I have enjoyed and likely to devalue property. I see no reason for these houses which will be starter homes for families to be built in an alternative location possibly backing onto open spaces or the school that would not penalise the individual property. I hope that my right to comment on the proposed application it will be duly noted and wait accordingly.

Yours sincerely

A redacted signature, likely of Paul Mills, consisting of several horizontal black bars.

Paul Mills



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

248 Beccles Road
Gorleston
NR31 8AH



29th December 2015

Dear Mr. Minns,

Application 06/15/0737/F - Residential development, former Claydon High school, Beccles Road, Gorleston.

I refer to your letter to me concerning the above application in which you invite my comments.

As you may recall I was very much involved in making representation at the time of the N.C.C. outline planning application back in 2011. My concerns were such that I addressed the Development Control Committee setting out my objections to the County Council's proposal which, I and many fellow residents felt, contained much inaccurate and misleading information. At the time of the outline consent I always maintained that I was not opposed to the principal of residential development but concerned to see a final outcome of a collection of good quality dwellings situated on a well planned site with realistic car parking provision for every dwelling, areas of public amenity space, and to a suitable density.

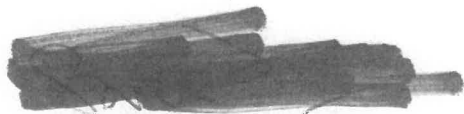
With regard to the above I am very pleased to state that, in my opinion after careful study of the current application, Badger Building (East Anglia) Ltd. have addressed all my concerns in a positive way. The development as now proposed is both well planned and imaginative. In particular car parking provision per dwelling is increased, a good balance of single and two storey properties which look to be well designed. Security by design has been carefully incorporated particularly by screening the Wroughton school premises with private gardens. There appears to be two contrasting areas of public amenity space which will contribute well to the openness of the general development. All in all I believe the applicant has given much thought to his proposal and has obviously considered the effect the development will have on the existing residents whose homes surround the site.

I also wish to put on record that prior to submitting the application, Badger building's planning specialist, has consulted myself and other residents who showed their concerns at the time of the outline application and listened to those concerns and tailored his proposal accordingly. On this point the developer is to be congratulated for giving such consideration. There are obviously some matters which gave rise to concerns, namely, highway traffic management, amenities such as health care facilities and provision but these are all outside the control of any developer and were debated and discussed prior to the granting of outline consent which though now expired is still very relevant.

In conclusion this proposal has my total support and as an immediate neighbour I feel I could not be faced with a better prospect if one accepts the inevitability of residential development.

Finally if, in your capacity as Planning Manager, you decide for whatever reason, to recommend significant amendment or refusal then please keep me informed in order that I can prepare myself to address the Development Control committee as before but in this case to speak up for approval of the development.

Yours faithfully

A black rectangular redaction box covering the signature of Brian Routledge.

Brian Routledge M.R.I.C.S.

cc: Cllr. Reynolds (Chairman of Development Control)
Cllr. Williamson (Ward councillor)

Internet Consultees

Application Reference: 06/15/0737/F Attachments

Invalid Consultee Comment? ☐ Copy to existing Consultee? ☐

Name: PAUL MILLS

Address: 306 BECCLES ROAD
GORLESTON

Post Code: NR31 8AL

Telephone: [REDACTED]

Email Address: [REDACTED]

For or Against: OBJ Object

Speak at Committee: [REDACTED]

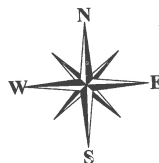
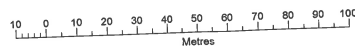
Objection to Badger planning proposal to build 4 (affordable) houses directly behind my property.
I believe this will invade the privacy and tranquility of my residence with a large impact on its valuation.
I see no reason for these houses to be built directly behind my property when they could be built in an alternative
Location possibly backing onto open spaces or Wroughton School that would not penalise one individual property
and very likely devalue my property .
Regards
PAUL MILLS

Date Entered: 23-12-2015 Internet Reference: OWPC621



GREAT YARMOUTH
BOROUGH COUNCIL

Planning and Development Department,
Trafalgar House, Greyfriars Way,
Great Yarmouth, Norfolk. NR30 2QE



Scale = 1:2500 @ A4

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