

Reference: 06/14/0817/O

Parish: Martham

Officer: Gemma Manthorpe

Expiry Date: 17th March 2015

Applicant: Norfolk Land Ltd

Proposal: Outline applications – residential development, access, public open space and associated works. **AMENDED** - residential development, access, public open space, associated works and B1 employment land.

Site: Hemsby Road Martham (North of)

REPORT

1 Background/History:-

- 1.1 The site is located to the north of Hemsby Road Martham, adjacent the village development limits which is located at the western boundary of the site. The site area is 4.6 ha in total with 3.97 of grade one agricultural land and an area of copse woodland to the east of the site comprising 0.66ha. The application proposes 3.72 ha of gross residential development area including the copse woodland, green space for public amenity and 0.916 ha of B1 Employment Area.
- 1.2 There are no planning applications directly relating to the site however there are applications within the near vicinity which are relevant and as such are listed below, note this is an example of applications and not an exhaustive list:
- 06/03/0260/F – Conversion of barns to 6 no. dwellings – Approved
 - 06/06/1022/F – Barn conversion to residential unit – Approved
 - 06/10/0415/F Change of use from employment land to residential and erection on 3 no. dwellings – Refused
 - 06/12/0753/F – Change of use of employment land to residential and erection of 3 no. barn style dwellings - Refused
 - 06/13/0274/F – Re-submission for change of use of employment land to residential and the erection of 3 no. barn style dwellings - Approved

2 Consultations:-

- 2.1 **Neighbours/Article 13 Advert** - 14 objections (including 3 from one individual) received these are attached to the report. Following further consultation on amended plans three responses were received stating that the original objections still stand. In summary the objections are as follows:-
- The application is clearly outside the defined development boundary for Martham and encroaching into green objection to the use of greenfield land

- The application is not clear in the number of dwellings it is proposed to build there is no clear detail on the application.
- The site although identified for potential housing has not yet been allocated formally for development within the site specific process and although the interim policy may give some weight why is planning being sought now rather than when the Site Specific and Development Plan documents are produced and ratified.
- Was this a site that may have been removed from future development, following the Strategic Housing Land Availability consultations carried out last year?
- The number of dwellings required for the area is still being assessed and the therefore the numbers required are unclear at this stage
- Question the security of existing dwellings given the potential increase in foot fall in the area
- Why was not a public meeting held or the scheme put to villager before submission as promoted by the National Planning Policy Framework?
- Increase in traffic, noise and light pollution and a huge strain and impact upon the already overworked infrastructure and doctors surgery
- The entrance to the site is not far from a notorious bend and speeding blackspot it would be very unwise and dangerous to have more traffic on this road
- This area does not have enough employment opportunity where will the owners work
- The Norfolk broads are an environmentally pristine area along with the quintessentially English villages and development wholly detracts from the pristine concept of the this area, the local authority and also the country
- Loss of commercial land: the site includes an area of existing commercial land and other land earmarked for future employment commercial use
- The application shows housing potentially bordering existing commercial land which will restrict further development for business in a well-defined commercial area of Martham
- Although there are various businesses within the Parish the number of staff employed are low. Martham has lost employment opportunities over the last decades with very few new employers.
- Mains water pressure is low
- Flegg High school is currently undersubscribed whereas the Primary School is already oversubscribed
- Surface water - the fall from Hemsby Road, Back Lane and the Greens already causes problems at the low point near the Hall Road junction , workshops have been subject to flooding in the past.

- Increase in village population by just over 16% in 20 years from 1991(2917) to (3405) in March 2011 with this site 125 homes and the 104 on the old Mushroom farm this has potential to grow by another 917 approx (27%) increase – not discounting any of the smaller buildings projects currently under way (approx. 20-30) homes - how will infrastructure cope
- The site is currently an area for wildlife
- Martham is heading towards becoming a small town and not a village
- Existing drainage is struggling to cope
- Increase risk to pedestrian safety
- Overlooking of gardens

2.2 Parish Council - The Parish council has objected to the application on the following grounds:

- The site lies entirely outside the existing building limit for the village.
- The site encroaches severely on surrounding countryside – it extends the envelope of the village.
- This will cause, because of its siting, a substantial increase in traffic through the village. The route to Acle, Norwich, and onwards would travel through the centre of the village and up Repps Road – the Parish Council already receives continuous and regular complaints with regard to traffic movements in the village and the weight and speed of traffic on this road.
- There is an adjacent site which will be applying shortly for another 120 homes – this gives around 250 homes in total for the village, a large percentage increase and a lot for the infrastructure of the village to absorb.
- The school would come under increasing pressure – with the Hemsby expansion as well, all of these residents will have children at the High School.
- The Health Centre would be forced to cope with a large percentage increase in patient numbers.
- There is known to be low water pressure in that area of the village.
- There is known to be sewerage issues at that end of the village, with Anglia Water regularly having to send tankers in to pump out and remove waste from the Hall Road site.
- The site is very close to the lowest roadway point in the village – surface water runoff will become an issue if the field is lost to structure.

2.3 Highways – The application is in outline with all matters reserved except for access for 125 dwellings. it is proposed to have two access points onto Hemsby Road

Discussions with the applicant has led to revised proposals and I note that revised and additional drawings have been submitted.

The Highway Authority's concerns about safe walk to school routes have been addressed by the footway work proposed for White Street.

In the light of the above the Highway Authority recommends no objection subject to the following conditions being placed on any permission granted, conditions are proposed together with informative notes See attached for full highways comments.

2.4 Norfolk Fire and Rescue Service – I do not propose to raise any objections providing the proposal meets the necessary requirements of the current Building Regulations 2000 -Approved Document B (volume 1 - 2006 edition, amended 2007) as administered by the Building Control Authority.

2.5 Norfolk Fire Services - have indicated that the proposed development will require 3 hydrants (on a minimum 90-mm main) for the residential development at a total cost of £2,676 (£892 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 - expect through condition but on larger sites may require for example new fire station/extension to fire station so pooling would apply.

2.6 Education - Thank you for consulting the County Council on the potential infrastructure, service and amenity requirements arising from the above proposal The requirements are based on and unknown number of dwellings and reflect the pooling restrictions set out in Reg 123 of the Community Infrastructure Levy Regulations (2010 as amended). It is noted that the original application for 125 dwellings was assessed as no school contributions sought with the predicted children numbers as below. The County Council expects the following number of children to arise from any single new dwelling:

Nursery Age (3-5)- 0.096 children;

Primary School Age (5-11) - 0.261 children

Sixth Form School Age (16-18)- 0.017 children.

If there is insufficient capacity at local schools there is a standard cost multiplier /formula for financial arising per dwelling. The current situation at local schools is as follows as per September 2014 enrolment:-

- Martham School – capacity = 420 Number on roll = 329 Spare Capacity + 71
- Flegg High School –capacity= 950 Number on roll= 797 Spare Capacity + 155

Number of dwellings needed to generate one child place =
Nursery = 12, Primary = 4, High= 7, Six form =36

Conclusion :- There is sufficient space at all local schools and as such the County Council Children's Services Department will not be claiming developer contributions on this occasion.

2.7 Anglian Water – Waste Water Services ok

Waste Water treatment –The foul drainage from this development is in the catchment of Caister Pump Lane Water Recycling Centre that will have capacity for these flows.

Foul Sewerage Network - The sewage system at present has available capacity for these flows. Connection points will be manhole 0901 on Hemsby Road and 8006 on Back Lane. If the developer wishes to connect to our sewage 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.

Surface Water Disposal – The surface water strategy/flood risk assessment submitted with the planning application is not relevant to Anglian Water and therefore this is outside our jurisdiction for comment and the planning authority will need to seek the views of the Highways Agency. We request that the agreed strategy is conditioned in the planning approval.

- 2.8 Environmental Health** – No objection to the proposal and suggested restrictions to be placed upon the B1 land to protect the residential amenity of the nearby properties. Conditions include scheme demonstrating the combined sound rating of all fixed external plant to ensure that this does not exceed the per-development background noise by more than a specified level. A condition to protect outdoor amenity areas of the proposed housing from noise from vehicles and deliveries associated with the proposed and existing B1 uses.

Conditions on hours of deliveries and the submission of a lighting scheme have also been recommended to protect the residential amenities of the proposed residential dwellings.

- 2.9 Environment Agency** – The proposed development will only meet the requirements of the National Planning Policy Framework if the following measures as detailed in the Flood Risk Assessment submitted with this application are implemented and secured by way of a planning condition.

A suitable condition is provided as well as a technical explanation.

- 2.8 Building Control** – no comment.

- 2.9 Historic Environment Service** - An archaeological geophysical survey has been carried out at the proposed development site and the results submitted to us as requested. The survey has identified some features likely to relate to heritage assets with archaeological interest (buried archaeological remains) and potential exists for further archaeological remains, of a type not likely to be detected by a magnetometer survey, to be present. However, it is unlikely that the significance of these would be such that we would recommend refusal of planning permission for the proposed development. As the current application is for outline planning permission with all matters reserved (apart from access) it is feasible for further archaeological work to be undertaken as a condition and prior to the submission of reserved matters. We strongly advise the applicant to undertake the archaeological trenching at an early stage in the preparation of any reserved matters application so that the results can be taken into consideration when designing the final layout of 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 three conditions are imposed.

2.10 Police Architectural Liaison Officer – Wishes to be consulted at reserved matters stage and advises on boundary treatments to reduce unnecessary permeability.

2.11 Broads and Rivers IDB – No concerns relating to the surface water drainage of the site. The proposals include for a SuDS system by full attenuation, soakaways etc, so there will be no effect upon the IDB drainage management.

3 Local Policy:-

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

3.1 HOU10: Permission for new dwellings in the countryside will only be given in connection with agriculture, forestry, organised recreation, or the expansion of settlements.

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

4.1 The presumption in favor of sustainable development is set out under paragraph 4.

4.2 Paragraph 22: Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

4.3 Paragraph 49: Housing applications should be considered in the context of the presumption in favor 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.

4.4 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.

4.5 Paragraph 55: To promote sustainable development in rural area, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of small settlements, development in one village may support services in a village nearby.

- 4.6 Paragraph 216: Decision takers may also give weight to relevant policies in emerging plans according to:
- 4.7 The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- 4.8 Relevant The extent to which there are unresolved objections to policies (the less significant the unresolved objections, the greater the weight that may be given; and,
- 4.9 The degree of consistency with the National Planning Policy Framework.

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. Martham is within affordable housing sub-market “1” where developments of 5 dwellings or more are expected to provide 20% affordable housing. A commuted sum is acceptable in exceptional circumstances.
- 5.3 Policy CS6: To ensure that the conditions are right for new and existing businesses to thrive and grow we need to continue to strengthen the local economy and make it less seasonally dependent. This will be achieved by (partial text):
 - b) Safeguarding existing local employment areas identified in Table 11 and future local employment areas allocated in other Local Plan Documents for employment use.

Alternative uses will only be allowed where it can be demonstrated that:

- There is a sufficient range of suitable and available employment sites in the local area
 - There is a satisfactory relationship between the proposed use and any pre-existing neighbouring uses, without significant detriment to the continuation and amenity of existing or proposed uses
 - There is no commercial interest in the re-use of the site for employment, demonstrated by suitable marketing at an appropriate price for at least 18 months
 - A sequential viability test has been applied following the unsuccessful marketing of the site, based on the following sequence of testing: mixed use of the site that incorporates an employment-generating use, then non-employment use.
- 5.6 Policy CS9: Encouraging well designed and distinctive places. This policy applies to all new development.

6 Interim Housing Land Supply Policy

Application reference: 06/15/0030/F

Committee Date 8th March 2016

This policy only applies when the Council's Five Year Housing Land Supply utilised sites identified in the Strategic Housing Land Availability Assessment (SHLAA)

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 site was assessed as part of the Strategic Housing Land Supply Assessment and summarised as adjacent to the village development limits of Martham and is considered to have good access to a range of facilities such as local shops, a secondary school and medical facilities.
- 7.2 In terms of highways and access, Norfolk County Council indicated that the principle of creating an access point off Hemsby Road to serve the site and by extension site MA10b is practical; however a secondary point of access is likely to be required to facilitate estate scale development should MA10b be brought forward. In terms of environmental suitability, Anglian Water have indicated that there are major constraints with regard to sewerage infrastructure which would require flow attenuation and may require a larger wet well at the pumping station. In addition there is no capacity in the existing surface water sewers therefore alternative drainage measures such as SuDS may need to be explored where appropriate.
- 7.3 There are no other major constraints identified which may hinder the suitability of the site, however any proposal would need to take into account the Martham conservation area adjacent to the site.
- 7.4 The site is potentially suitable as a village extension to Martham. At this size and quantum, a secondary access would need to be achieved, which is possible via White Street by extension of site MA10b which is available in the next 5 years. Therefore the site is likely to be developable in the next 6-15 years but phased upon site MA10b being brought forward first as part of the first Phase.
- 7.5 Notwithstanding the SHLAA comments above the site has utilised two accesses from Hemsby Road and the Highways Authority are not objecting thus the reliance on the adjacent site does not appear necessary any longer.
- 7.6 The site is situated to the east of the Martham built up area, adjacent to the village employment zone with Hemsby Road forming the southern boundary of the site, and the former mushroom land to the north. It is outside the development limits therefore residential use proposed on the site would be contrary to the policies in the Local Plan where it is not in connection with agriculture, forestry, organised recreation or the expansion of institutions (HOU10).
- 7.7 To meet the housing needs of the borough by 2031, the majority of new housing development occurring in the Primary Villages is likely to take place on greenfield land outside the currently adopted development limits. Prior to the adoption of the Local Plan Site Allocations document, the Council adopted its Interim Housing Land Supply (IHLS) policy in June 2014 as a means of delivering suitable housing sites in the short term before they are formally allocated in the Local Plan. The IHLS is a

material consideration and is only utilised when the Council's five year housing land supply policy includes 'deliverable' sites identified through the SHLAA.

- 7.8 The proposal site has been promoted through the Council's Strategic Housing Land Availability Assessment (SHLAA) (Ref. MA10c) for 135 dwellings. At the time of the SHLAA's publication, the applicant was unable to demonstrate sufficient on-site access provision which would otherwise allow the site to be considered as deliverable in the next five years. As a result the site did not feature in the Council's five year housing land supply.

8 Assessment:-

- 8.1 The application is an outline application with access only being applied for, all other matters, scale, landscaping, layout and appearance shall form part of the reserved matters application if members are minded to approve the outline application. The original application was for 125 dwellings, this has been reduced to 108 dwellings which results in a gross density of 29 dwellings per hectare. This density does not include the land applied for as B1 employment land. Although the application is outline only an indicative plan has been providing showing open space and the copse woodland which can account for open space at a 50% value.

- 8.2 The site is located on grade one agricultural land outside of the village development limits. A section of the site, partially included in the application as B1 employment land is identified in the Borough Wide Local Plan as employment land. During the examination into the Core Strategy Malcolm Rivett BA (Hons) MSc MRTPlan Inspector appointed by the Secretary of State for Communities and Local Government, noted the following at paragraph 57 and 58:

'57. Planning permission has been granted for residential use of part of site EL17 at Hemsby Road, Martham and MM7's revision of the size of this employment site listed in Table 11 is therefore necessary to the clarity and effectiveness of the plan. However, there is no convincing evidence to indicate that there is not a reasonable prospect of the remainder of the site being used for employment purposes and thus its designation for this use is soundly based.'

'58. In conclusion, subject to MM7, the plan sets out a strategy for employment development which is positively prepared, justified, effective and consistent with national policy'

- 8.3 The Parish Council, within the initial objection objected to the loss of employment land. Following discussion with the applicant a section of employment land has been included within the application. Table 11, as referenced within the inspectors examination, states that EL17 should comprise 2.37 ha of employment land. Not all of the 2.37 ha of employment land is located within the site. The Fairfield's Business Workshops are in ownership of the Borough Council and the remaining employment uses are, so far as is known, in private ownership. The current proposal removes a portion of employment land from the allocation and retains 0.916 ha within the application site surrounding the existing commercial unit and acting as a buffer against the proposed residential development. The portion of land designated as employment and supported by the inspector which is applied for as residential is the portion of the land adjacent the conservation area. The development adjacent the conservation area should be sensitively designed in order to protect and enhance the conservation area.

- 8.4 It is accepted and noted that there will be a loss of employment from that identified in table 11 of the Core strategy (as referenced at policy CS6). To seek to mitigate the loss of the portion of employment land the applicant has offered a financial contribution of £100,000. This contribution could be secured by section 106 agreement and put towards the current and future provision of the remaining employment land.
- 8.5 The section of employment land to be lost is the most appropriate in planning terms as it ensures that the existing dwellings located off Back Lane and any future development to the north of the site would not be located adjacent employment land. The section of land is also adjacent a smaller section of land which has already been granted planning permission in 2013 for the change of use from employment land to residential development of three dwellings.
- 8.6 The location of the employment land to be retained is also directly adjacent the existing commercial unit currently operated by SSAF windows. The indicative layout shows the primary vehicular route adjacent the employment land which would act as an additional buffer should this come through the reserved matters application. Although B1 is a use that is suitable adjacent to residential dwellings a degree of separation would provide for a more harmonious development with clearly allocated land uses and reduce the potential of any adverse effects from the existing and potential uses to the residential uses.
- 8.7 The use of the copse woodland as open space can only be used for a portion of the requirement as it is not true open space. The woodland is of amenity value not only for the development proposed but also the area as a whole as it provides a visual break in the land between the application site and the setback linear development of housing to the north. Appropriate boundary treatment to this area could increase the usability of site for recreation for occupiers of the future development.
- 8.8 There have been a number of objections to the application from neighbours and interested parties. A recent development of barn conversions known as Manor Farm Barns, located within the conservation area, is adjacent the site, separated by access and boundary hedge. Concerns raised include the type of boundary treatment to be erected; these details would be provided at the reserved matters stage however it is noted that a fence could be erected on the applicants land at any time without the need for express planning permission.
- 8.9 The drainage at Manor Farm barns has been noted by objectors and photographs have been provided. Anglian Water have stated that the surface water drainage does not affect any Anglian Water apparatus and therefore they have no comment other than to request that the agreed strategy is conditioned. The Environmental Agency has also commented in regards the drainage and have requested that the drainage scheme be conditioned to be in accordance with the submitted FRA and include further details. The reason given for the condition is to prevent flooding by ensuring that there is satisfactory storage and disposal of surface water from the site for the lifetime of the development. Anglian Water, IDB and the Environment Agency do not object to the proposed surface water drainage on the site.
- 8.10 Other neighbour and parish objections include the concern over the lack of infrastructure within the village to cope with this and other developments. The application was received prior to the submission of other applications within

Martham however in the interest of timely responses consultations were resent and responses received. Paragraph 2.6 of this report outlines a portion of the response received from the County Council noting that there are no contributions being sought for education as the local schools have sufficient space to accommodate this development.

- 8.11 The SHLAA identified that the access would need to be assessed and potentially be joined to another site adjacent. The application shows two accesses off Hemsby Road which will serve the site. There are no objections from Norfolk County Highways to this configuration following the submission of revised plans received on the 04/03/15 which demonstrate a 2.4m x 90m visibility splay. In the absence of any highway objections to the development proposed there are no highway grounds for refusing the application.
- 8.12 The Parish Council and neighbour objections have noted that the development is not within the village development limits. 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.
- 8.13 The Core Strategy identifies that 30% of new housing development should be located within key service areas or primary villages. The application, being located within the village of Martham, 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.
- 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, mitigation, affordable housing, children's play equipment/space and open space management.

Gemma Manthorpe

From: Elaine Helsdon on behalf of plan
Sent: 29 February 2016 10:28
To: Gemma Manthorpe
Subject: FW: 06/14/0817/O - Outline Planning Hemsby Road (North of) Martham - REVISED

Elaine Helsdon
Technical Assistant
Great Yarmouth Borough Council

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From: Martham Clerk [<mailto:marthamclerk@btinternet.com>]
Sent: 18 February 2016 14:32
To: plan
Cc: 'Paul Hooper'
Subject: FW: 06/14/0817/O - Outline Planning Hemsby Road (North of) Martham - REVISED

Dear sirs,

The Parish Council has now had the opportunity to meet and discuss the above application

The Council has asked me to register their objection to the application on the following grounds:

The site lies entirely outside the existing building limit for the village.

The site encroaches severely on surrounding countryside – it extends the envelope of the village.

This will cause, because of its siting, a substantial increase in traffic through the village. The route to Acle, Norwich, and onwards would travel through the centre of the village and up Repps Road – the Parish Council already receives continuous and regular complaints with regard to traffic movements in the village and the weight and speed of traffic on this road.

There is an adjacent site which will be applying shortly for another 120 homes – this gives around 250 homes in total for the village, a large percentage increase and a lot for the infrastructure of the village to absorb.

The school would come under increasing pressure – with the Hemsby expansion as well, all of these residents will have children at the High School.

The Health Centre would be forced to cope with a large percentage increase in patient numbers.

There is known to be low water pressure in that area of the village.

There is known to be sewerage issues at that end of the village, with Anglia Water regularly having to send tankers in to pump out and remove waste from the Hall Road site.

The site is very close to the lowest roadway point in the village – surface water runoff will become an issue if the field is lost to structure.

Kind regards,

Sarah Hunt
Clerk to Martham Parish Council
Telephone: 01493 749938

Date: 25 February 2016
Our ref: 178926
Your ref: 06/14/0817/O



Gemma Manthorpe
Senior Planning Officer
Great Yarmouth Borough Council

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BY EMAIL ONLY

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Dear Ms Manthorpe

Planning consultation: Outline Application – Residential development, access, public open space and associated works

Location: Hemsby Road, (North of) Martham, GREAT YARMOUTH, Norfolk

Thank you for your consultation on the above dated 11 February 2016 which was received by Natural England the same day.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

1) Advice under the Conservation of Habitats & Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended)

Internationally and nationally designated sites

The application site is within close proximity to the following designated sites, and therefore has the potential to affect their interest features:

- **The Broads Special Area of Conservation (SAC) ~1.2 km**
Trinity Broads Site of Special Scientific interest (SSSI) ~1.2 km
Upper Thurne Broads and Marshes SSSI ~1.6 km
Hall Farm Fen, Hemsby SSSI ~1.9 km
- **Broadland Special Protection Area (SPA) and Ramsar site¹ ~1.6 km**
Upper Thurne Broads and Marshes SSSI ~1.6 km
Hall Farm Fen, Hemsby SSSI ~1.9 km
- **Winterton - Horsey Dunes SAC ~2.9 km**
Winterton-Horsey Dunes SSSI ~2.9 km
- **Great Yarmouth North Denes SPA ~3.8 km**

¹ Listed or proposed Wetlands of International Importance under the Ramsar Convention (Ramsar) sites are protected as a matter of Government policy. Paragraph 118 of the National Planning Policy Framework applies the same protection measures as those in place for European sites.

European sites (also commonly referred to as Natura 2000 (N2K) sites) are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations') and include SACs, SPAs and Ramsar sites. SSSIs are notified at a national level. The relevant notification features of the SSSIs broadly relate to the features associated with the internationally designated sites and so the following comments are applicable in both an international and national context.

Natural England notes that the shadow Habitats Regulations Assessment (HRA) (hereafter referred to as the 'Project HRA') has not been produced by your authority, but by the applicant. As competent authority, it is your responsibility to produce the HRA. We provide the advice enclosed on the assumption that your authority intends to adopt this project HRA to fulfil your duty as competent authority.

Natural England's advice

Recreational impacts

The Project HRA acknowledges the potential for the proposed residential development to increase visitor pressure to surrounding N2K sites.

However, it concludes that adverse impacts to N2K sites are unlikely due to the provision of public open space within the development and the presence of nearby footpath links which it considers will be used for regular recreational activity by residents and so help relieve recreational pressures on N2K sites. Importantly, it also acknowledges that use of N2K sites for routine recreation (e.g. dog walking) by some residents is unavoidable. Natural England agrees that, whilst the provision of informal open space within and close to the development will, if effectively designed (i.e. to include circular walks of sufficient length, dogs-off-leads areas etc.), help absorb routine recreation to an extent, the unique draw of the nearby N2K sites means it is unlikely to fully mitigate recreational impacts **in combination** with other development within the borough.

The HRA of the adopted Great Yarmouth Core Strategy identified that increased recreational activity by residents of new dwellings within the borough may have a cumulative, '**in combination**' impact on a number of N2K sites.

Policy CS11 of the Core Strategy therefore stipulates that "*Relevant development will be required to deliver the mitigation measures identified in the Natura 2000 Sites Monitoring and Mitigation Strategy*". Furthermore, Policy CS14 states that your authority will "*Seek appropriate contributions towards Natura 2000 sites monitoring and mitigation measures*" as required.

In line with the findings of the Core Strategy HRA, Natural England advises that this development, due to its proximity to the aforementioned N2K sites, should be classed as 'relevant development'. Proportionate developer contributions to the emerging *Natura 2000 Sites Monitoring and Mitigation Strategy* should therefore be secured before adverse impacts to N2K sites can be ruled out **in combination** with other plans/projects.

2) Other advice

We would expect the Local Planning Authority (LPA) to assess and consider the other possible impacts resulting from this proposal on the following when determining this application:

- local sites (biodiversity and geodiversity)
- local landscape character
- local or national biodiversity priority habitats and species.

Natural England does not hold locally specific information relating to the above. These remain material considerations in the determination of this planning application and we recommend that you seek further information from the appropriate bodies (which may include the local records centre, your local wildlife trust, local geoconservation group or other recording society and a local landscape characterisation document) in order to ensure the LPA has sufficient information to fully understand the impact of the proposal before it determines the application. A more comprehensive list of local groups can be found at [Wildlife and Countryside link](#).

Protected Species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published [Standing Advice](#) on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk.

Biodiversity enhancements

This application provides opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the NPPF. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that *'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'*. Section 40(3) of the same Act also states that *'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'*.

Green Infrastructure potential

The proposed development is within an area that Natural England considers could benefit from enhanced green infrastructure (GI) provision. As such, Natural England would encourage the incorporation of GI into this development.

Multi-functional green infrastructure can perform a range of functions including improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement.

GI can be designed to maximise the benefits needed for this development. We strongly encourage you to share this advice with the applicant to maximise opportunities to incorporate green infrastructure during the development of the detailed proposal.

Additional evidence and case studies on green infrastructure, including the economic benefits of GI can be found on the Natural England [Green Infrastructure web pages](#).

Impact Risk Zones for Sites of Special Scientific Interest

Natural England has published a set of mapped Impact Risk Zones (IRZs) for SSSIs. This helpful GIS tool can be used by LPAs to help consider whether a proposed development is likely to affect a SSSI and determine whether they need to consult Natural England to seek advice on the nature of any potential SSSI impacts, their avoidance or mitigation. The dataset and user guidance can be accessed from the [gov.uk website](#).

This concludes Natural England's advice which I hope you will find helpful.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Jack Haynes using the details given below . For any new consultations, or to provide further information on this consultation, please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.
Yours sincerely

Jack Haynes

Land Use Operations Norfolk & Suffolk Team

Email: jack.haynes@naturalengland.org.uk

Tel: 0300 060 1498

Cc. gm@great-yarmouth.gov.uk



Community and Environmental
Services
County Hall
Martineau Lane
Norwich
NR1 2SG

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

Gemma Manthorpe
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/14/0817/0
Date: 19th March 2015

My Ref: 9/6/14/0817
Tel No.: 01603 222789
Email: david.higgins@norfolk.gov.uk

Dear Gemma Manthorpe

Martham: Outline Application - Residential development, access, public open space and associated works
MARTHAM Hemsby Road (North of) Martham Great Yarmouth Norfolk

Thank you for consulting the Highway Authority on the above application. The application is in outline with all matters reserved except for access for 125 dwellings. It is proposed to have two access points onto Hemsby Road.

Discussions with the applicant have led to revised proposals and I note that revised and additional drawings have been submitted. The Highway Authority's concerns about safe walk to school routes has been addressed by the footway work proposed for White Street.

In the light of the above the Highway Authority recommends no objection subject to the following conditions being placed on any permission granted:-

SHC 05

Prior to the commencement of the development hereby permitted full details (in the form of scaled plans and / or written specifications) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority to illustrate the following: -

- i) Roads, footways, foul and on-site water drainage.
- ii) Visibility splays.
- iii) Access arrangements in line with drawing 1212/HWY/005B.
- iv) Parking provision in accordance with adopted standard.

Include Informative 2

SHC 28

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

Reason: To ensure adequate off-street parking during construction in the interests of highway safety.

SHC 29A

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

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

SHC 29B

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

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

SHC 30A

No works shall commence on site until the details of wheel cleaning facilities for construction vehicles have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To prevent extraneous material being deposited on the highway.

SHC 30B

For the duration of the construction period all traffic associated with the construction of the development permitted will use the approved wheel cleaning facilities provided referred to in Part A.

Reason: To prevent extraneous material being deposited on the highway.

SHC 39A

Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on drawing number 1212/Sketch/00 has been submitted

to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason:To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

SHC 39B

Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason:To ensure that the highway network is adequate to cater for the development proposed.

Include Informative 1

Informatives

Inf. 1

It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained.

Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich. Please contact David Higgins tel 01603 222789 e-mail david.higgins@norfolk.gov.uk

Inf. 2

This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.

It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the Applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

Advice on this matter can be obtained from the County Council's Highway Development Management Group. Please contact David Higgins tel 01603 222789 e-mail david.higgins@norfolk.gov.uk

If required, street furniture will need to be repositioned at the Applicants own expense.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

Inf. 7

Street lighting is a concurrent power of the County, District and Parish Councils. However, it is the County Council after consultation with the Local Lighting Authority (District or Parish Council) who decides whether street lighting is required on proposed public highways. Norfolk County Council will challenge any automatic assumption that street lighting needs to be provided on part or all of the new development.

Inf 9

The applicant is advised that to discharge condition SHC 00 that the local planning authority requires a copy of a completed agreement between the applicant and the local highway authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

If you have any queries with the above advice recommendation or suggested conditions please contact me.

Yours sincerely

David Higgins

Principal Engineer - Major & Estate Developments
for Executive Director for Community and Environmental Services



Planning Applications – Suggested Informative Statements and Conditions Report

AW Reference:	00005451
Local Planning Authority:	Great Yarmouth District (B)
Site:	Hemsby Road, Martham
Proposal:	125 Dwellings
Planning Application:	06/14/0817/O

Prepared by Carey Gobey

Date 05 March 2015

**This report supersedes the previous report dated 16 February
2015**

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

- 4.1 The sewerage system at present has available capacity for these flows. Connection points will be to manhole 0901 on Hemsby Road and 8006 on Back Lane. 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

- 4.2 The surface water strategy/flood risk assessment submitted with the planning application is not relevant to Anglian Water and therefore this is outside our jurisdiction for comment and the Planning Authority will need to seek the views of the Highways Agency.

We request that the agreed strategy is conditioned in the planning approval.

Section 5 – Trade Effluent

- 5.1 Not applicable.
-

MEMORANDUM

From Environmental Health

To: Head of Planning and Development,
Attention: Gemma Manthorpe

Date: 09/11/2015

Our ref:

Please ask for: Justin Hanson

06/14/08/7/0

DEVELOPMENT AT- Hemsby Road, Martham

The revised layout means that B1 industrial use will be located adjacent to the proposed housing, however, the very nature of B1 class use is that it is a use that can be carried out in any residential area without detriment to amenity by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit so I do not object in principle.

External plant added to the development for uses such as air conditioning or refrigeration is a consideration and needs to be selected and installed in a manner that does not harm the amenity of the neighbouring properties through noise. In addition, as the application is outline there is little indication of where outdoor amenity areas are likely to be and where car parks are to be located and so it may well be the case that noise from vehicles accessing the industrial use and also deliveries need to be controlled. Lighting of the buildings and the surrounding area also can have the potential to cause harm to amenity and also needs consideration.

I have noted there is an existing B1 class use occupied by a window firm. I have visited the premises and they have deliveries to the site with planning permission from 7:30am during weekdays and there is a turning area that would be adjacent to housing development. Any outdoor amenity areas are likely to be affected by noise from vehicles using the site.

I would therefore make the following recommendations to be imposed by condition on any approval in addition to those already made by Aiden Bailey Lewis in February 2015.

1. Before any fixed external plant is installed a scheme is submitted and agreed by the local planning authority which demonstrates that the combined sound rating level from all the fixed external plant associated with the B1 use (Assessed using BS4142:2014- Methods for assessing industrial and

commercial sound) will not exceed the pre-development background sound level at the boundary of the nearest residential premises by more than 3 dB (A). The background sound level (LA₉₀) needs to be assessed during the time period the plant will be in operation and will need to be representative of that period.

All works that form part of the approved scheme must be completed before first use of the development permitted and maintained for the lifetime of the development.

2. Before the development commences a scheme is submitted and agreed by the local planning authority to protect outdoor amenity areas of the proposed housing from noise from vehicles and deliveries associated with the proposed B1 uses and existing B1 use. This is likely to include provision for an acoustic barrier running along the western boundary of the site with the proposed B1 use and along the boundary of the site with the existing B1 use, however, this will depend on the exact location and orientation of the proposed housing.

All works that form part of the approved scheme must be completed before first use of the development permitted and maintained for the lifetime of the development

3. Deliveries and dispatches to and from the B1 uses are restricted to the following times:

Monday to Friday 07:30- 18:00

Saturdays 08:00- 13:00

Sundays and Bank Holidays- None

4. The proposed B1 uses is likely to require artificial lighting and lighting overspill and glare can create an impact on neighbouring properties. I would therefore recommend a condition whereby a scheme is submitted and approved by the local planning authority detailing how lighting will be installed in a manner that illuminates the intended surface with no light spillage or glare from the lights to neighbouring properties.

All works that form part of the approved scheme must be completed before first use of the development hereby permitted and maintained for the lifetime of the development

Justin Hanson
Environmental Health Officer

Planning Services
Development Control
Town Hall
Hall Plain
Great Yarmouth
NR30 2QF



22/01/15

Application 06/14/0817/O

**Outline Application – Residential development, access, public open space and associated works.
Hemsby Road (North of) Martham.**

Thank you for your letter dated 5th January 2015 regarding the above. I write to confirm our objection to this proposed development. We are concerned on a number of fronts and highlight these as follows:-

We moved into our property 4 years ago and one of the reasons we choose the property was due to it being a quiet area. We had previously lived closer to a busy road. The size of this development and close proximity would undoubtedly bring with it increased noise (and light) pollution both during the construction phase and ongoing.

The additional number of houses in close proximity may also bring increased security risks due to the style of our property and neighbouring properties.

Our existing drainage system is already struggling to cope with heavy rain and there have been many occasions when the road adjacent our property has been flooded. Although we appreciate if the development were to go ahead new drainage would be needed it is a very large area of agricultural land, which slopes down to our development, which would effectively become covered by the footprint of the houses, footpath, driveways, roads etc., thus increasing the likelihood of further drainage issues.

The road leading to our property is a private road. We together with our neighbours pay for the upkeep of the road. Despite there being signage indicating it is a private road we still get regular traffic including large vehicles frequent the private road unnecessarily (e.g. they realise they have chosen the wrong route and turn around. This leads to unnecessary excess wear and tear to the road and increased costs. Should the development be permitted we feel this would increase significantly. It also brings risks of safety to pedestrians and particularly children. There is a covenant on the road to prevent parking of vehicles and again this would likely be broken more frequently.

There is already a lack of employment in the village and although the proposed development may bring a few more jobs in the short term during construction it would then mean far more people competing for the few local jobs.

Farming is an important industry both nationally and locally. The land has been used for many years for arable farming and it would be a shame to see this disappear. We envisage an impact on nature conservation.

In terms of other material planning considerations we believe the new development would cause our property to be overlooked causing lack of privacy (particularly in our garden) as the properties

would be effectively built on a hill looking down. Potentially it may cause lack of sunlight due to higher building and trees. One of the local schools has already closed in recent years and it would mean travel for the younger school children.

The increased road traffic levels would inevitably lead to increased traffic noise and potential safety concerns with the interaction of pedestrians and vehicles (especially y those crossing the busy main road to visit the Doctors Surgery and Pharmacist.

Thank you for giving us the opportunity to put over pour point of view and for reading this letter.

Yours faithfully

Mr and Mrs Dean & Jill Dunn and family.

Barn 6,
Manor Farm Barns,
Martham,
NR294PE

PLANNING SERVICES
DEVELOPMENT CONTROL
TOWN HALL
GREAT YARMOUTH
NR30 2QF

23/01/15

APPLICATION 06/14/0817/0



OUTLINE APPLICATION-HEMSBY ROAD(NORTH) MARTHAM.

Thank you for your letter dated 5/01/15.

We bought our house 8 years ago adjoining agriculture land and in a conservation area.

The conservation area did put restrictions upon us. Which we were pleased about.

Because we thought we were then living in a protected area.

All the properties on this development had to have open car sheds, inline with planning permission at the time.

So this means we have no protection for our cars or items in these car sheds.

The proposed new development will be only 6m away, our security will be seriously affected.

See attached letter from NORFOLK CRIME PREVENTION OFFICE.

During proposed construction our conservation area would turn into a noisy and dusty area for a few years.

Also with out any protection the construction workers would have access to our car sheds.

And our private road which we pay for to maintain together with our neighbours.

Our drainage system is already struggling to cope with heavy rain.

Our road has been flooded a few times, and me and my neighbour have to clean the drains often, to avoid flooding.

So more hard surfaces in our area e.g (houses patio, s and roads) would certainly increase the problem.

Where are the people from this proposed development going to work?

There are a few jobs in Martham, but certainly not enough to sustain 125 houses.

So the likelihood is that these families have to travel to the Norwich area to find work.

Therefore the traffic through the village would be immensely increased.

So if possible it would make more sense to have a new development on the west side off the village.

The doctors surgery is already at stretching point, recent visit has highlighted this.

For a very important appointment we were told by the doctor you have only 10 minutes.

This resulted into having another appointment because the matter was not resolved.

So it shows the doctors are already under serious pressure.

And no doubt schools would also be under serious pressure.

Therefore affecting future generations.

So giving this planning application permission, would have serious implications on the village as a whole.

During the 8 years we have lived here, the arable land behind our property has produced a good variety of produce,

which would be lost forever, certainly not something to be encouraged, when maybe other non arable land is available.

Plus also in the course of the year, we see rabbits pheasants, partridges, deer on the land.

There are also barn owls and bats in this area.

In the spring we have Swifts nesting in our car sheds, another reason they are left open to encourage wildlife in this area.

It is common knowledge that there are fewer places for these birds to nest because of over development.

We therefore strongly object to this application, for the many reasons given.

Yours faithfully

DT

Mr and Mrs Chris and Wilhelmina Chapman

5 Manor Farm Barns
Martham
NR29 4PE. |

Our reference: G11 Martham

Date: 22nd January 2015



CRIME PREVENTION OFFICE

Mr C Chapman
5 Manor Farm Barnes,
Back Lane,
Martham,
Gt Yarmouth,
Norfolk,

Caister On Sea Police Station
53 High Street,
Caister,
Gt Yarmouth,
Norfolk,
NR30 5AD

Telephone: 01493 333173

Dear Mr Chapman,

The attached report establishes a security model for your home. This is not to suggest that your current security measures are necessarily below standard, rather to set out what that standard should be and what remedial action could be taken to raise it where applicable. Appropriate devices and useful tips have been included where relevant and are in line with the recommendations of the Association of British Insurers.

Crime prevention is a partnership of responsibilities - owned by the community, led by the police. The community has an important role to play in preventing crime and by following the recommendations in this report you can take a significant step towards that goal. If you have any further questions or concerns regarding the physical protection of your home or any other security matter, please do not hesitate to contact your local Crime Reduction Officer on 101.

Your concerns about the possibility of 240 houses being built on the farmer's field at the rear of your property has been noted.

We fully support your concerns, with the regards of this matter about the open garages you have at the rear of the property, and that due to the restoration order you are not allowed any doors on these garages.

We suggest that you make contact with Martham Parish Council, with your concerns about this issue. So they can highlight this with the local council then with the Borough council and planning to find out what measures can be put into place.

Yours sincerely,

Pcso 8308 Johnson , G12 Caister SNT
Caister On Sea Police Station

Paul Rackham

Barn 1 Manor Farm Barns Back Lane Martham NR294PE

Date: 9th February 2015

Great Yarmouth Borough Council
Development Control & Planning
Town Hall
Great Yarmouth
Hall Plain
Nr30 2QF



Dear Miss Manthorpe

Re: Land off Back Lane, Martham.

I wish to express my objections to planning application no. 06/14/0817/0. This application is clearly outside the defined development boundary for Martham village and encroaching into Green Belt.

The application is not clear about the amount of homes it wishes to build and we are all aware, that later a full consent be obtained stating site viability and suddenly they need to build another sixty houses on the site, there is no clear detail on the application.

Having taken advice I believe Martham has been re-thought by your Policy department, as the level of housing proposed was thought too great for both the village and the uptake likely to come from the private housing market over the planned number of years. In addition, the amount of builders whom are prepared to build at the same time in the same village.

We believed the Strategic Housing Land Availability Assessment (SHLAA) had identified a number of sites around the village but following further consultations last year it was advised to move some of these targets to other villages as the uptake in one village would not meet the target build numbers per year the Borough Council are seeking over the plan period.

This site although identified for potential housing has not yet been allocated formally within the Site Specific process and although the interim policy may give some weight we are wondering why planning is being sort now rather than when the Site Specifics & Development Plan Documents are produced and ratified.

Was this a site that may have been removed from future development, following the Strategic Housing Land Availability Assessment consultations carried out last year?

Other sites in other Parishes which have been identified as suitable for development within the Site Specific Process have been refused as it has been felt the applications are premature, as they are likely to come through when policy have ratified them.

It would be amazing and surprising for this site to jump the system and be granted outline approval prior to the commencement of other sites identified within the new Local Plan Document.

We have no knowledge as to what is particularly proposed and have no way of knowing if we are to have houses or bungalows around us. The lack of detail makes this a fishing expedition, to see if some land can be brought forward before the formal adoption of the new Site Specific Document.

Whilst we acknowledge development is inevitable in Martham; the full extent and where, does not appear to be clear and we were under the impression still some way off having spoken to your policy department. If your policy department are still considering final numbers for the village then surly this application on a large site is being submitted before the final decisions have been made.

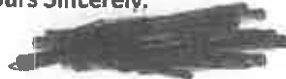
My other point is I purchased a £300,000 barn recently, the search showed this land as agricultural. As we had to have open Cart Sheds etc to be in keeping with the rural setting, such a development will make me question the security of this area with the massive increase in footfall.

No design criteria have been considered as the site skirts the Conservation Area and buildings & landscape important to the village character & local scene. We are none the wiser from this submission or application what is proposed or what will be constructed within this area, which is designated as heritage importance.

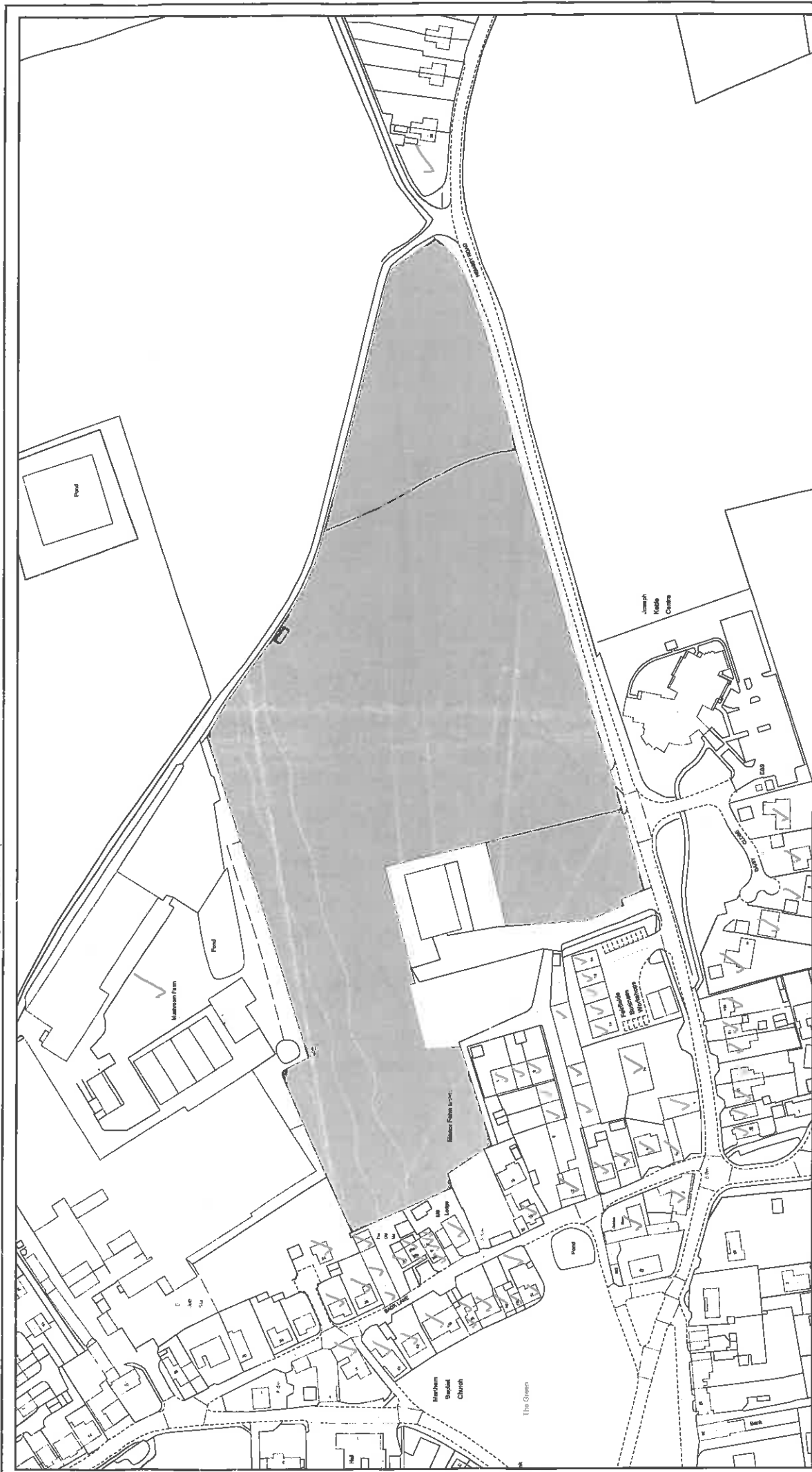
Why was not a public meeting or the scheme put to villages before submission? This may have been a better way forward, the National Planning Policy Framework, clearly states that applications should be front loaded consultations and states " 188. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community."

Another case of let's do what we want where we want, we look forward to perhaps receiving more detail as to exactly what will happen in the future, but wish to maintain our objection to this proposal.

Yours Sincerely,



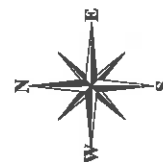
Paul Rackham



GREAT YARMOUTH
BOROUGH COUNCIL

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

06/14/0817/O



25 0 25 50 75 100 125 150 175 200
Metres

Scale = 1:2500 @A4

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Ordnance Survey, [100018547]