

Reference: 06/19/0159/D

Parish: Martham

Officer: Mrs G Manthorpe

Expiry Date: 18/06/19

Applicant: Ms A Rei c/o Pegasus Group

Proposal: Approval of reserved matters - appearance, landscaping, layout and scale of application 06/15/0673/O - including discharge of conditions 13, 19, 21, 22 and 24

Site: Rollesby Road (land at) Broiler Farm Martham

1. Background / History :-

- 1.1 The site comprises 2.36 hectares of broiler farm and adjoining agricultural land which has been granted outline planning approval for the development of up to 55 dwellings and associated open space and infrastructure reference 06/15/0673/O. The resolution to grant permission was made at Development Control Committee on the 25th May 2016.
- 1.2 The application site is triangular in shape and generally flat. The broiler farm buildings and associated infrastructure are located towards the southern edge of the site with undeveloped land to the north and east.
- 1.3 The access was approved under the outline planning application and the matters that are subject to reserved matters are appearance, landscaping, layout and scale. The application is also to discharge the conditions 13, 19, 21, 22 and 24 of 06/15/0673/O. The conditions relate to:
 - Single storey dwellings adjacent the Acacia Avenue boundary.
 - Slab levels.
 - Materials.
 - Landscaping.
 - Boundary treatments between the dwellings and highway or private drive.
- 1.4 There have been additional previous applications on the site since 1990 as detailed below:
 - 06/91/0327/F – Retention of poultry houses - Approved

- 06/11/0808/EU – Application for certificate of lawfulness for dwelling house (bungalow) on existing poultry unit - Certificate granted

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

2.1 Parish Council – The Parish Council object to the application, their full response is attached to this report and is summarised below:

The development falls short of MPC biodiversity policy in a number of areas and corridors should be provided for passage of animals. Swift bricks should be utilised within buildings and all species of tree and shrubs should be bird and insect attractant.

Martham is set for considerable development and loss of biodiversity is now well publicised and challenges must be made to current convention adopted by many builders.

2.2 Neighbours – There have been 9 objections to the development from neighbours, the main objections are summarised as follows:

- Acacia Avenue is too narrow to accommodate an increase in traffic.
- With parked cars how can emergency services access the site?
- Can the original approval be justified?
- The title is misleading.
- The farm track should be the access.
- Why didn't this or the previous application show up when I bought my property?
- The track should not be used for construction traffic as it is not suitable.
- The track is not lit and is not safe for pedestrians.
- The track should be lit as this would affect existing residents.
- Unless something is done to address thoughtless parking on Acacia Avenue there will be accidents.
- The footpath would be used more causing disturbance.
- Increased use of footpaths and green space will cause problems.
- The trees at the back of Acacia Avenue will be compromised.
- An effort should be made to retain as many mature trees as possible.
- Any attempts to fill the dyke will result in flooding.
- There has been a huge amount of development in Martham already.
- New dwellings should be single storey.
- Applications should be looked at cumulatively.

- 2.3 Highways – The access to the site was determined at outline stage and has therefore already been approved. No comments had been received at the time of writing and should these be received prior to the Development Control Committee meeting they shall be verbally reported.
- 2.4 Assistant Grounds Manager and Arboricultural Officer – No comments received.
- 2.5 Building Control – No comments received.
- 2.6 Environmental Health – No comments, comments attached to the outline permission as previously requested remain in effect.
- 2.7 Lead Local Flood Authority – No objection to the application, notes that drainage has not been submitted and is subject to a condition on the outline approval. Informative on updated guidance given.

The LLFA response states that they have serious concerns about the site being developed but go on to state that the plans as submitted appear to demonstrate that SuDS can be accommodated within the development. The LLFA state that their no objection is subject to consultation on any further application (read as discharge of condition 14 re drainage). They provide additional information to assist the applicant in the application to discharge condition 14 of permission 06/15/0673/O.

- 2.8 NHS – No objection.
- 2.9 Anglian Water – No response received.
- 2.10 Norfolk County Council Fire – No objection subject to compliance with Building Regulations.
- 2.11 Historic Environment – Response stating no comment.
- 2.12 Water Management Alliance – If the applicant intends to discharge surface water to a watercourse the proposed development will require land drainage consent in line with the Boards byelaws. Any consent will likely be conditional, pending the payment of a surface water development contribution fee.
- 2.13 Local Authority Requirements – The site is subject to a s106 agreement securing policy compliant contributions.

3 Local Policy :-

- 3.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):
- 3.2 Paragraph 213 of the National Planning Policy Framework (NPPF) states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.
- 3.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not contradicting it.
- 3.4 HOU16: A high standard of layout and design will be required for all housing proposal. A site survey and landscaping scheme will be 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.

4 Core Strategy – Adopted 21st December 2015

- 4.1 Policy CS9: Encouraging well designed and distinctive places. This policy applies to all new development.
- 4.2 Policy CS11: The Council will work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species.
- 4.3 Policy CS14: New development can result in extra pressure being placed on existing infrastructure and local facilities. To ensure that the necessary infrastructure is delivered the Council will: (partial)
- e) Seek appropriate contributions towards Natura 2000 sites monitoring and mitigation measures.

5 Draft Local Plan Part 2

- 5.1 Table 7.4.1T Site Selection Summaries (Martham). of the draft Local Plan Part 2 gives a summary of reason(s) for the site not being selected:

Site 337: Planning permission for 55 units (ref. 06/15/0673/O).

The Local Plan Part 2 (Draft) simply notes that the site has the benefit of planning permission.

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

6.1 Paragraph 2: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

6.2 Paragraph 7: The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

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

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

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

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

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

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 6.5 Paragraph 48. Local planning authorities may give weight to relevant policies in emerging plans according to:
- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 6.6 Paragraph 55. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.
- 6.7 Paragraph 59. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 6.8 Paragraph 109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

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

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

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

7 Local finance considerations:-

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

8 Shadow Habitats Regulation Assessment

8.1 The Borough Council as competent authority considered this application at outline stage.

9 Assessment

9.1 The application is a reserved matters and discharge of condition application only, the principle of development has been established as appropriate and in accordance with the principles of sustainable development. The site is noted in the draft Local Plan Part 2 as having been granted outline planning permission. The reserved matters subject to the application are scale, appearance and landscaping with access having been previously determined.

- 9.2 The majority of the objections to the application from local residents are in reference the principle of development and the access. Both the principle of development and access have been decided at outline stage and are not being reconsidered. The access approved for the development is shown off Acacia Avenue which is accessed via Willow Way off Rollesby Road. Highways comments on the outline permission included traffic calming measures and the introduction of a 20mph zone to seek to mitigate the potential harm that is caused by the increase in traffic, this has been conditioned.
- 9.3 The application shows the types, styles and layout of the development taking into account the site constraints such as the existing Anglian Water sewer with 8 metre easement and existing watercourse / culvert route with 6 metre easements. There is an area of open space located to the north of the site totalling an area of 480 square metres. The area contributes towards the overall appearance of the development although is not sufficient to meet the requirements for public open space. It is acceptable to allow a deficiency of public open space on the site given its location, layout and provision of a central open area amounting to 1420 square metres. The existing s106 agreement allows for a shortfall on site provided that payment in lieu of £12 per square metre is made. The applicant shall therefore be required to meet the shortfall by this payment.
- 9.4 There is no children's recreation proposed on site with the open space being grassed with trees planted within. The nearest children's play area to the site is 335 metres and as such it is acceptable that a contribution to pay towards the improvement, maintenance or provision of children's recreation equipment is paid at a cost of £920 per dwelling totalling £50,600 in lieu of provision on site. The existing s106 signed as part of the outline application accommodates this. The applicant has noted this and other contributions within the supporting statement to demonstrate that these, as well as 20% affordable housing, Natura 2000 contribution and library contribution are to be paid.
- 9.5 The Parish Council has objected that the development does not meet biodiversity improvement standards and that developments of this size have the opportunity for biodiversity enhancements. It is becoming common practise to condition that fences should have gaps or holes provided to allow for the free movement of hedgehog (and other similar sized animals) to mitigate the loss of open habitat and this can be conditioned as part of the current application. Ecological enhancements are important to be considered at the reserved matters stage of the development and the applicant has submitted a scheme of landscaping.
- 9.6 The landscaping scheme includes the planting of shrubs, hedges and trees as well as root protection areas for the existing trees that are to be retained on site. The hedges to be planted are detailed in percentages with 50% of the proposed hedging

being hawthorn, 20% blackthorn, 10% holly. 10% field maple and 10% wild rose. The stem sizes are specified at 60—90cm cell grown transplants. The species are acceptable in planning terms and offer a variety of planting which will also provide ecological enhancement to the area.

- 9.7 The landscaping proposes the planting of 16 species of shrubs with a total of 1869 shrubs to be planted around the site. The sizes of the shrubs vary and this is shown by the planting container litre specification on the landscaping drawing. The front gardens are to be grassed with locally sourced sports turf and the rear gardens are to be raked topsoil with the future occupiers being asked what their preference of finish is.
- 9.8 There are trees to be removed from the site to accommodate the development, concerns have been raised that the development will remove boundary trees at existing rear gardens. The site has limited boundaries with residential dwellings and as such other boundaries shall not be affected by the development. At the Acacia Avenue boundary there is planting proposed, two trees at the boundary of plot one and three at the boundary of plot 55 with additional hedge planting. The trees to the eastern boundary are to be retained and the applicant notes their importance as highlighted during the pre-application discussions that took place.
- 9.9 The application proposes the planting of 131 trees on site which (Latin names given within the application translated for the report) are Swedish Birch, Winter/Autumn Cherry Blossom, Common Alder/Black Alder and Larch. The trees proposed offer a species mix which have different growth rates, heights and lifespans. The Larch has the potential to grow to 45 metres tall and is quick growing with a life expectancy of 250 years, the longest life expectancy of those proposed. The long life expectancy will provide ecological enhancements and habitats for the future species. However it would be recommended that further enhancements were incorporated to include bird and bat boxes to provide accommodation while the trees were maturing.
- 9.10 The material mix put forward by the applicant is acceptable and will provide a quality development comprising a mix of grey and red roofs and the bricks proposed are multi bricks in red and dark red. Front doors and garage doors are black and the affordable houses and market houses are to be constructed of the same materials and door colours. The hard landscaping mix is acceptable.
- 9.11 The house types are acceptable designs and comprise a mix of sizes and types. The dwellings proposed at plot 55 and plot 1 are bungalows as required within the outline permission. They shall be required to remain as such. Some objectors have stated that the development should be single storey only. There is no evidenced need or policy consideration to require that the development be restricted in such a way and as such to request this would be deemed unreasonable.

- 9.12 The development provides a mix of houses from 2 bedroom to 4 bedroom and has identified the affordable units to be provided. The variety of types of houses and the layout works well on the site and provides a mix of dwellings with adequate garden sizes for the dwelling to which they are associated with.
- 9.13 The application shows a footpath at the access track to the corner of the south west corner of the development site. This will encourage circular walking and is a benefit to the development as a whole by increasing the permeability of the site. By adding an additional footpath the development becomes more integrated with the village forming a cohesive development. Circular walks are also encouraged to reduce the impact of the future occupiers of the site on protected sites.
- 9.14 The application site is adjacent the boundary to a listed building. The application has been assessed against the Planning (Listed Building and Conservation Areas) Act 1990 s66 which requires the Local Planning Authority to consider the effect of the development on the setting of listed buildings. The development is sufficiently far enough away to not have an adverse effect on the listed building or its setting as there is no erosion of the curtilage.
- 9.15 The applicant has provided a comprehensive reserved matters application which is also seeking to discharge some of the conditions attached to the outline planning permission. The slab levels indicate that the site is, as per the assessment previously, mainly flat and that the levels are marginally higher than the adjacent land to the west and the levels are acceptable as proposed.

10 RECOMMENDATION:-

- 10.1 Approve – The applicant has submitted sufficient details to have the reserved matters approved and relevant conditions discharged.



Martham Parish Council

Community Centre, Playingfield Lane, Martham, Norfolk, NR29 4SP

Telephone: 01493 749938

Chairman: Paul Hooper. chair@martham.gov.uk

Clerk: Stacey Kent. clerk@martham.gov.uk

<http://marthampc.org.uk>

Dear Great Yarmouth Planning Department
Great Yarmouth Town Hall
Hall Plain
Great Yarmouth

20 May 2019

Response to reserved matters application 06/19/0159/D

This site as a former poultry farm is classified as agricultural use

The site details submitted fall short of MPC biodiversity policy in a number of areas.

The extensive use of close boarded fencing does not allow for the movement of mammals and does not link to hedgerows. Preference should be given to using native hedgerow as a site perimeter and with additional planting as garden boundaries.

Provision of corridors and underpasses for mammals to access open space and hedgerows should be made. Provision of swift bricks in up to 30% of properties should be made. All trees of suitable size should be enhanced with bird nesting boxes. All species of tree and shrub planted should be bird and insect attractant.

In general the site design should encourage movement of native wildlife to access surrounding fields and dykes.

General comment

Martham is set for considerable development all of which is on green field sites and equates roughly to an area of 20% of existing village. The loss of biodiversity is now well publicised and challenges must be made to current convention adopted by many builders. Housing development is eating up rural space and better mitigation measures are necessary to retain much of our native wildlife.

Biodiversity principle is that development should not lead to loss of biodiversity and ideally should enhance it. Any adverse effects should be avoided, minimised and/or compensated.

The role of the planning system. The loss of biodiversity and the subsequent negative environment impact runs contrary to the aims and objectives of sustainable development.

Martham Parish Council

Great Yarmouth
Borough Council

20 MAY 2019

Planning
Department

5, Acacia Avenue

Martham,

Norfolk,

NR29 4SQ.

Re: Planning Application 06/19/159/D
Rollesby Road Broiler Farm, Martham

NR29 4SQ.

Dear Sir,

As a resident of Acacia Avenue I have ^{three} ~~two~~ major objections to the above proposed plans.

The first is that the proposed access via Acacia Avenue simply will not be adequate for the volume of traffic this proposal will create.

On any bank holiday or holiday weekend you can hardly move for cars as it is, with visitors cars parked in the road.

Similar chaos ensues whenever the bin men or large delivery trucks try to gain access.

There are a great many elderly people living in Acacia Avenue and Maple Close (which also backs on to Acacia Avenue) and indeed on the Willow Way Estate. It is a quiet and peaceful place at the moment and the quality of life for those residents is likely to deteriorate because of the volumes of traffic.

Secondly, I am concerned that the tree belt which backs on to the field at the back of Acacia Avenue, which provides valuable habitat for wildlife, will be compromised.

I hope every effort will be made to retain as many mature trees, particularly poplars and oaks, as possible.

P.T.O.

Martham has previous few structures and the modern ones exist make it a pleasant place to be.

Finally, there is a large drainage dyke, which is often full of water in winter, to the rear of Aescia Avenue, which extends through the proposed building site.

This provides a natural and useful separation from our gardens and the farmland.

Any attempts to fill in the dyke will result in flooding to farmland and gardens.

This also provides habitat for wildlife.

There has been a huge amount of development in Martham already turning it into an overspill town rather than a country village whose infrastructure is barely able to cope with demand as it is.

Yours sincerely

~~XXXXXXXXXXXX~~

(5)

Application 06/19/0159/D
Name Mrs K Apps
Address 12 Rowan Road
Martham Great Yarmouth Norfolk
NR29 4RY
Telephone 01493 415554
Email k.apps@btinternet.com
Response OBJ Object
Speak No
Comments

I would like to object to this planning application.

Objection 1
The main reason for my objection to this application is on common sense grounds.
Acacia Ave is a totally inappropriate primary access point for 55 new homes. Acacia

Change Type

OWPC4242

Transfer

**Delete or
Invalidate**

Delete/ Invalidate

12 Row

Find Consultee

Show All Consultees

Select

The Owner and/or the
Occupier

12 Rowan Road Martham GREAT
YARMOUTH

I would like to object to this planning application.

Objection 1

The main reason for my objection to this application is on common sense grounds.

Acacia Ave is a totally inappropriate primary access point for 55 new homes. Acacia Ave is far too narrow to accommodate a regular flow of new residential traffic. Residents of Acacia Ave, will be quite within their rights to continue to park their cars on the road itself which would make access to the new development problematic, not just for residents vehicles, but also for large vans, lorries and more importantly, emergency vehicles for which access to the new development could not be guaranteed.

Objection 2

I believe the planning application title and location is mis-leading! It states the location is Rollesby Rd. With the primary access to the development being Acacia Ave, surely the location should correctly be shown as "Acacia Ave (land at) Broiler Farm, Martham, NR29 4SQ". With the development location being described as Rollesby Rd, many residents may not understand and be aware of the impact increased traffic would have on their local area.

Objection 3

All the other access points to Acacia Ave, (Rowan Rd, Willow Way) are inappropriate for handling extra traffic. I note from the previous planning application which was passed prior to my move to the area, speed limits of 20 mph were proposed (on Rowan Rd and Willow Way) which reinforces my argument that the road infrastructure in the vicinity of the development is not sufficient to handle the increased flow of traffic caused by 55 new houses.

The obvious alternative for vehicular access to the new development is by using and upgrading the farm track (in Rollesby Rd) which I believe is the proposed access point for construction traffic. Again it seems common sense that if Acacia Ave is not a suitable enough access point for construction vehicles and deemed too disruptive to the local area, why then is it deemed acceptable enough for the increased numbers of residential vehicles, delivery lorries, vans and emergency vehicles that will result. The farm track should be upgraded and utilised as the primary access road to the new development.

Objection 4

I was somewhat perturbed to see on page one of the revised planning application 06/19/0159/D (email from David Onions of the Pegasus Group) that Pegasus Group were asking if there had been many neighbour objections as the Great Yarmouth planning website "did not show much info". Surely, if a company who deal constantly with council planning websites can't get the necessary information from yours, what chance has "the person on the street" of getting all the info they need to make an informed decision on this (and other) planning applications.

Objection 5

When I obtained local authority searches during the purchase of 12 Rowan Road, NR29 4RY (in 2018) why didn't this particular application (06/19/0159/D and/or 06/15/0673/O) show up in the searches carried out by my solicitor. It seems this application has been ongoing since 2015 and mention of new roads associated with the development should have shown up in searches in 2018.

To sum up. I OBJECT to the planning application. Acacia Ave is not wide enough to handle the increased traffic that will need access to the completed new development. There is also the dangerous 90 degree bend on Willow Way (leading to the Rollesby Rd junction which will be a hazard for the increasing number of vehicles using it. Acacia Ave, Willow Way and Rowan Rd should be used for pedestrian access ONLY. The existing farm track off Rollesby Rd should be upgraded and used as primary access to the proposed development or another new access road created off of Rollesby Rd.

Yours Sincerely,

K Apps

Helen Ayers

From: Gay Brotchie [REDACTED]
Sent: 14 June 2019 07:59
To: plan
Subject: Re: Application No 06/19/0159/D

I don't have one yet.

My address is 9 Maple Close, Martham, Great Yarmouth, NR29 4SE

On Wed, 29 May 2019 at 09:20, plan <plan@great-yarmouth.gov.uk> wrote:

Please provide your address so that your comments can be registered.

From: Gay Brotchie [REDACTED]
Sent: 28 May 2019 21:48
To: plan <plan@great-yarmouth.gov.uk>
Subject: Application No 06/19/0159/D

Having been invited to examine the plans of the above mentioned application, I went along to the town hall today to look at what is being proposed.

I was astonished by what I saw. Tiny, no, miniscule houses - too small for more than two people to live in, being proposed to be shoe-horned into a patch of farmland adjacent to Acacia Avenue, Martham.

All of the surrounding buildings are bungalows. What is proposed are two storey houses. I noted, from the plans that a small area of soft landscaping is proposed. The houses proposed to surround that area look like executive houses but the rest of the proposed estate are tiny shoe boxes of houses that history will prove - will become the slums of tomorrow.

A similar development - The Marlborough Green Crescent estate proves that mixing the style of housing turned out to be a mistake. One part of the estate are three bedroom houses and bungalows well sized to raise families. However the other part is made up of town houses three storey neglected eyesores and small terraced houses. Parking is problematic, not only because not all the small houses have parking provision, those houses that do have this provision continue to park vehicles on the road. Negotiating those roads can be tricky. What should be turning circles are often used as car parks.

Has anyone in the planning department considered that this proposed estate is not the only development in Martham. Persimmon Homes are building an estate off White Street, Martham. A large tract of land, facing onto the Repps Road has a 'sold' sign on it. I daresay whoever bought that land has plans to build even more houses on

it. Was is certain is that land is no longer being farmed. It is already running to weeds. Even a primary school at the top of White Street that served the village was replaced by housing in recent times.

So much for increasing food production. Fat chance of that happening if green field sites, adjacent to roads and villages keep being sold by farmers to developers.

Another thing is Martham, which has always been considered a large village, is becoming statistically anyway - a town. Except it does not offer the resources of a town. There are just a few shops and hostelryes. There is no railway station. No banks. There is no direct bus links to the major conurbation that is Norwich. In fact, the only nearby town is Great Yarmouth and that is dying on its feet.

Martham *will* become another Gt. Yarmouth. Full of pokey little houses owned by those who can afford to buy them but rented to those who cannot afford to buy. There is no guarantee that local people who have lived in the area all their lives, will be able to afford them. History bears witness to those rented houses. Because of cutbacks there is no infrastructure to maintain those habitats and the people living in them don't look after them. The slums of tomorrow.

I presume that the reasons for all these houses being built or proposed is because Martham has two schools. Well those schools are oversubscribed. There is a group practice but one has to wait up to two weeks if they want to see a particular doctor.

If houses have to be built, build them on brownfield sites - not on green field site where food for the population needs to be produced.

A would speculate that a lot of money is being exchanged between a handful of people - and all because this Nation's population is exploding. Well, most of the population would prefer to stay in the area they were born and raised. Stating the obvious, the reason property is cheap in Martham is because the employment situation is woeful. Why on earth are more houses being built in this part of the country!?

I despair

Gay Brotchie.

Gay Brotchie

LAND OFF ROLLESBY ROAD
MARTHAM



NOTES:
Do not scale from this drawing as liable to distort.

KEY

Site Boundary.

1800mm high brickwork screen wall.

1800mm high timber closeboarded fencing.

Plot Divide.

1800mm high timber closeboarded fencing.

1200mm high timber closeboarded fence with 600mm trellis above.

600mm high timber knee rail.

1800mm high timber gate.

Indicates concrete flag paved path/ patio area.

Indicates shared private driveway.

Service strip.

Indicative ground modelling.

Front / rear door position.

Patio / trench door position.

Denotes AS/ OPOSITE hand to working drawings.

Existing planting to be retained.

Existing trees to be removed.

Indicative proposed tree and shrub planting.

Indicative proposed hedge planting.

Indicative proposed turf planting.

Denotes affordable housing provision.

Existing trees and root protection areas to be retained.

Housing Accommodation Schedule					
Date: 08.04.2019					
Project: Rollesby Road, Martham					
CODE	FLOOR AREA (SQ.FT.)	UNIT NAME	BEDS	GARAGE (SQ.FT.)	TOTAL FLOOR AREA (SQ.FT.)
BARONIAL COLLECTION					
AUG	675	AUDLEY (TSD)	2	N/A	6,750
DOL	754	DOLTON	2	N/A	7,540
DRA	850	DRAYCOTT SPECIAL	3	N/A	8,500
REGENCY COLLECTION					
RP	913	RIPLEY (TDS)	3	DET-SOL	9,130
AVI	923	AVEMORE	3	DET-SOL	9,230
FAI	923	FAIRFORD	3	DET-SOL	9,230
FEN	975	FENWICK (TDS-1)	3	DET-SOL	9,750
BUN	1298	BUNBURY	4	DET-SOL	12,980
OKM	1355	OKHAM	4	DET-SOL	13,550
SOVEREIGN COLLECTION					
BOR	1497	BORDELEY	4	DET-SOL	14,970
TOTALS				55	52,463
SITE AREA (ACRES)					5.62
NET DEVELOPABLE AREA (ACRES)					5.15
POS AREA (SQ.M.)					1900.00
HOUSING AREA / SITE AREA (SQ.FT. / ACRE)					10,183.96

Rev	Date	Amendment	By
G	28.06.2019	NATIVE HEDGE ADDED TO SOUTHERN BOUNDARY.	TA
F	21.05.2019	AMENDED AFFORDABLE UNIT PROVISION.	TA
E	15.05.2019	DRAYCOTT CORRECTED AS 3BED IN SCHEDULE.	TA
D	03.05.2019	UPDATED AFFORDABLE UNIT PROVISION.	TA
C	18.04.2019	REDESIGNED TO ACCOMMODATE SERVICE ROUTES AND CLIENT COMMENTS.	TA
B	05.03.2019	AMENDED TO SUIT COMMENTS.	TA
A	28.02.2019	ISSUED FOR COMMENT	TA



Oak House, Lloyd Drive, Cheshire Oaks Business Park
Ellesmere Port, Cheshire, CH65 9HQ
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DEVELOPMENT:
LAND OFF ROLLESBY ROAD,
MARTHAM,
GREAT YARMOUTH

TITLE:
PLANNING LAYOUT

DATE: 28.02.2019 SCALE: 1:500 @ A1 DRAWN: TA

DRAWING NO: ROL-PL-001 REV: G

Martham East
Broiler Farm

PEDESTRIAN ACCESS
TO EXISTING TRACK
WITH TRACK STOPPED
AND REMOVED WITHIN
SITE

2m WIDE FOOTPATH LINK

TREES TO BE REMOVED

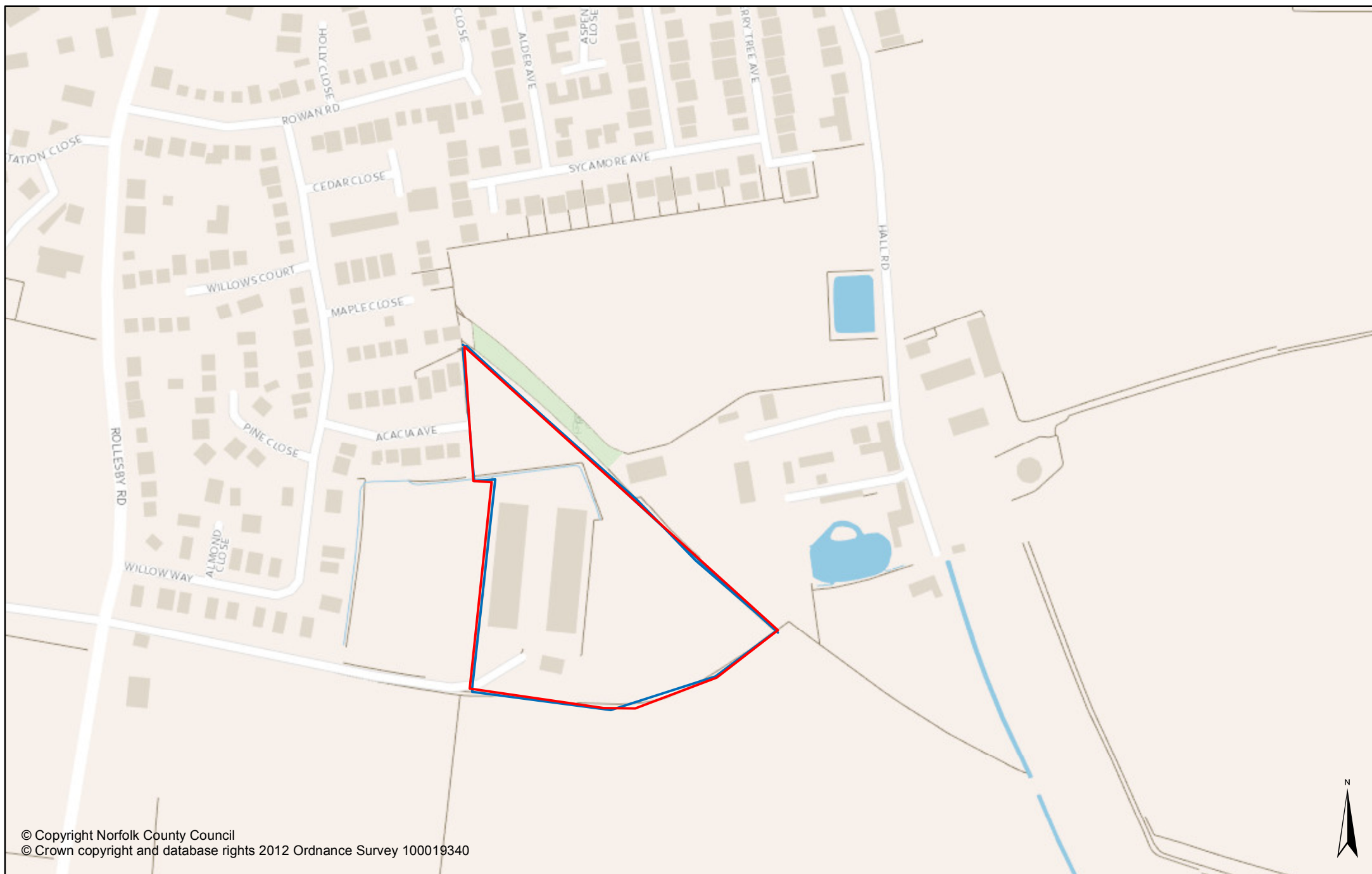
EXISTING TREES WITH
ROOT PROTECTION
AREAS SHOWN

EXISTING ANGLIAN
WATER SEWER WITH
8m EASEMENT SHOWN

WATERCOURSE
PROPOSED DIVERSION
ROUTE

EXISTING
WATERCOURSE /
CULVERT ROUTE WITH
6m EASEMENT SHOWN

NATIVE HEDGE PLANTING



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