

Great Yarmouth and Lowestoft Enterprise Zone

Local Development Order for Beacon Park

Consultation Draft - <INSERT DATES OF CONSULTATION>

1. Introduction

What is this Document?

- 1.1. This document is a draft Local Development Order for Beacon Park which forms part of the Great Yarmouth and Lowestoft Enterprise Zone. The Local Development Order will replace the existing Local Development Order (March 2012) for the area which will expire on 30th March 2022. This new Local Development Order grants the same permissions as the previous order. However, there have been a few updates and amendments to reflect latest legislation and policy.

Site Area

- 1.2. The area subject to the Local Development Order comprises 16.7 hectares of land occupied by business units and undeveloped land bounded by landscaping. Approximately 5.7 hectares remain undeveloped and available.
- 1.3. The site lies west of Beacon Park residential development and the A47. The north eastern boundary is defined by Woodfarm Lane. To the north and west the site is bounded by hedgerows. The boundary to the south and south west is woodland planting which is part of the Hobland Hall Estate.

Site context

- 1.4. The site is located to the south west of Gorleston-on-Sea on Norfolk's east coast. Gorleston-on-Sea is next to Great Yarmouth, an internationally renowned centre for the offshore energy industry which also has a high-tech electronics sector. Great Yarmouth's 24-hour port handles a range of cargoes, offering an effective gateway to Northern Europe.
- 1.5. Beacon Park lies adjacent to the A47 corridor between Great Yarmouth and Lowestoft, which provides excellent access to both of these settlements. Great Yarmouth railway station, which is located 10 km north of the site, provides links to Norwich and onward to London. Lowestoft railway station is 11 km to the south and provides services to Norwich, Ipswich and beyond. Norwich International Airport, is located 42 km to the north west. The site is accessed from the new A143/A47 link road (Beaufort Way). This link road, which was opened in 2015, helped facilitate the development of Beacon Park.
- 1.6. Beacon Park includes residential development and a range of community facilities including a hotel, public house and restaurant. The site is adjacent to existing commercial development and the James Paget Hospital. A new District Centre comprising a convenience store, and other services and facilities is planned immediately to the north-east of the site. A full range of shops and services can be found in the town centres of Gorleston, Great Yarmouth and Lowestoft.
- 1.7. The majority of the site is now developed following the success of the 2012 LDO. The development to date has been well-designed set within high quality landscaping.

2. Statement of reasons

Summary of the overall objective

- 2.1. Great Yarmouth Borough Council (GYBC) has created this Local Development Order (LDO) to help enable the further development of Beacon Park. The intention is to allow greater permitted development rights for new business-related development within Beacon Park. The aim is to foster economic growth and provide the opportunity for service, high-tech/research and development sector businesses, particularly those associated with the off-shore energy industry to prosper and grow, through a simplified planning process created by the LDO. The LDO adopted in March 2012 for this site, which this LDO replaces has been very successful in encouraging inward investment and development on the site with the majority of the site now developed. The site forms part of the Great Yarmouth and Lowestoft Enterprise Zone

Justification for the creation of a Local Development Order for Beacon Park

- 2.2. The retention of an LDO for the site will continue to reduce the number of planning applications required for business related development on the site, thereby providing the opportunity to speed up the planning process whilst ensuring a suitable measure of quality control. This will continue to be a major benefit to businesses wishing to locate to the area and will provide a degree of certainty as to the type of development which will be acceptable, thereby saving prospective occupiers time and money.
- 2.3. As part of the work associated with the creation of the original LDO adopted in March 2012, a detailed design code specific to Beacon Park was produced. In producing the design code the existing character of the area was carefully assessed together with the Council's aspirations for the area, thereby providing a clear understanding of the general types of development which would be considered acceptable. The March 2012 LDO has resulted in the creation of a high quality business environment. Therefore, this new LDO retains and updates the detailed design code to ensure future development meets this standard.

Statement of policies which the Local Development Order will implement

- 2.4. The Local Development Order will help implement Policies CS6 of the Core Strategy which seeks to support economic growth across the Borough and Policy GN4 of the Local Plan Part 2 which reserves land at Beacon Park for new, extended or replacement business uses. Policy GN4 particularly encourages developments which promote higher value technology, research and development and those associated with the offshore energy industry.

3. Local Development Order

Description of development permitted under the Local Development Order

- 3.1. Within the boundaries of the site as shown on the map in Section 7, the Local Development Order grants planning permission for the following classes of development:

Class 1: Site investigation

Development is permitted for:

Works for the purpose of investigating ground conditions, including the provision on land of buildings, moveable structures, works, plant and machinery required temporarily in connection with and for the duration of such works.

Subject to the following conditions:

- i. All aspects of development undertaken in accordance with this permission will comply with the requirements of the Beacon Park Design Code.

Class 2: Offices and Light Industrial

Development is permitted for:

Development of commercial buildings for office, research and development of products or processes, and light industrial uses which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes smoke, soot, ash, dust or grit and associated works to enable access and egress, parking and installation of services to buildings.

Subject to the following conditions:

- i. Before any unit is occupied the road(s), footways(s) and cycleway(s) must be constructed to binder course surfacing level from the unit to the adjoining County road, in accordance with the standards of the Local Highways Authority as contained in the Norfolk County Council Estate Design Guide – Industrial Estate Roads¹ or any superseding guidance prepared by Norfolk County Council.
- ii. All aspects of development undertaken in accordance with this permission will comply with the requirements of the Beacon Park Design Code.
- iii. Before any unit is occupied the occupier of that unit should sign up to the Beacon park Overarching Travel Plan 2013 and a Travel Plan Co-ordinator should be appointed.
- iv. Before a unit is occupied a travel policy document including a travel pack for that unit should be submitted and agreed in writing by the Local Planning Authority.

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www.norfolk.gov.uk/Travel_and_transport/Roads/Highway_boundaries_and_new_roads/Highways_development_management

The travel pack should include bus and rail timetables, local cycling information and a staff travel to work policy.

- v. Notwithstanding Class E of the Town and County Planning (Use Classes) Order 1987 (as amended), any building constructed under this class must only be used for purposes detailed above and no other use within Class E or any other use permitted through the Town and County Planning (General Permitted Development Order) 2015.

Class 3: Electronic communications

Development is permitted for the purposes of providing electronic communications consisting of the installation, alteration or replacement of any electronic communications apparatus and development ancillary to equipment housing.

Subject to the following conditions:

- i. telecommunication masts are permitted up to a maximum height of 25m above ground level. Masts exceeding this height will require planning permission
- ii. Development is not permitted if any part of the development would cause obstruction to the public highway, or obscure the sight lines of any road junction or access/egress to the highway.
- iii. Any antenna, dish or supporting apparatus, radio equipment housing or development ancillary to radio equipment housing constructed, installed, altered or replaced on a building in accordance with that permission shall, so far as is practicable, be sited so as to minimise its effect on the external appearance of the building;
- iv. Prior to the use of any radio equipment approved under this order, the developer shall provide to the local planning authority a certificate confirming that the development itself will meet International Commission for Non-Ionising Radiation Protection (ICNIRP) guidelines for public exposure and confirming that the cumulative exposure of the development and other adjacent radio equipment will not exceed the ICNIRP guidelines for public exposure;
- v. Any apparatus or structure provided in accordance with this permission shall be removed from the land, building or structure on which it is situated as soon as reasonably practicable after it is no longer required for telecommunication purposes and such land, building or structure shall be restored to its condition before the development took place, or to any other condition as may be agreed in writing between the local planning authority and the developer;
- vi. All aspects of development undertaken in accordance with this permission will comply with the requirements of the Beacon Park Design Code.

Condition for all Classes

Prior to commencement of development the self-certification form included in Appendix 1 must be submitted to the Council.

Before development permitted under any class of the Beacon Park LDO commences, a survey for the presence of protected species needs to be undertaken. If protected

species are present the development must ensure that there is no detrimental harm to the species and mitigating measures are taken.

Limitations for all Classes

The permission granted by the order shall not apply if:

- i. Any development which requires or involves the formation, laying out or material widening of a means of access to an existing highway creates an obstruction to the view of persons using any highway used by vehicular traffic, so as to be likely to cause danger to such persons.
 - ii. An application for planning permission for that development would be a Schedule 1 application within the meaning of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
 - iii. An application for the development would fall within the descriptions of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, unless the local planning authority has, following the submission of a request for screening opinion, determined in accordance with the criteria within Schedule 3 of the same Regulations, that the development is unlikely to have significant effects on the environment by virtue of factors such as its nature, size or location and is therefore not EIA development.
 - iv. Any development proposals which are 'County Matters' and are therefore determined by Norfolk County Council as the Local Planning Authority. 'County Matters' include minerals and waste developments and the County Council's own development proposals, such as schools and non-trunk roads schemes.
 - v. The development would be contrary to any condition imposed by any planning permission granted or deemed to be granted under Part III of the Town and Country Planning Act 1990, otherwise than by the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
- 3.2. Nothing in this order gives consent (other than planning permission) for any activity or development that requires other authorisation (e.g. building regulations consent, hazardous substances consent, Sustainable Drainage (SuDS) approval, consents for carrying out works within or stopping up the highway, a licence from the Marine Management Organisation, electronic communications licences etc.). Developers should satisfy themselves that they have obtained all other appropriate consents before proceeding with any planning permission granted by this order.
- 3.3. Nothing in this Order shall apply to any permission which is deemed to be granted under section 222 of the Act (planning permission not needed for advertisements complying with regulations).
- 3.4. Nothing in this Order shall apply to any permission which is deemed to be granted under a local or private Act of Parliament.

- 3.5. Nothing in this order prevents the implementation of any planning permission granted or deemed to be granted under Part III of the Town and Country Planning Act 1990.

4. Lifetime of the Local Development Order

- 4.1. The Local Development Order will be in place for a period of 15 years from the day of its adoption. It will therefore cease to apply on the day following the 15th anniversary of the adoption of the order. The LDO can be reviewed and reissued following consultation if it is considered appropriate to extend beyond 15 years.
- 4.2. Development which was started under the provision of the LDO can be completed in the event that the LDO was to be revoked or revised or would expire. Development which has started under the provision of an LDO can be completed following the expiry of the LDO, and the uses that have taken place will therefore be permitted development. However, future development after this period would once more require the express consent of the Local Planning Authority following the submission of a full planning application.

5. Monitoring of the Local Development Order and how this will be reported

- 5.1. Development permitted under the LDO will be subject to continuous monitoring to assess the effectiveness of the LDO. Details of all notifications received through the LDO will be made available on the Council's public register of planning applications. It will also be the subject of a section in the Council's Annual Monitoring Report.

6. Definitions

“building” means -

- (a) includes any structure or erection and includes any part of a building; but
- (b) does not include plant or machinery, gate, fence, wall or other means of enclosure;

“Electronic Communications Apparatus” means -

- (a) any apparatus which is designed or adapted for use in connection with the provision of an electronic communications network;
- (b) any apparatus that is designed or adapted for a use which consists of or includes the sending or receiving of communications or other signals that are transmitted by means of an electronic communications network;
- (c) any line;
- (d) any conduit, structure, pole or other thing in, on, by or from which any electronic communications apparatus is or may be installed, supported, carried or suspended; and references to the installation of electronic communications apparatus are to be construed accordingly;

“Electronic communications network” means -

- '(a) a transmission system for the conveyance, by the use of electrical, magnetic or electro-magnetic energy, of signals of any description; and
- (b) such of the following as are used, by the person providing the system and in association with it, for the conveyance of the signals:-
 - (i) apparatus comprised in the system;
 - (ii) apparatus used for the switching or routing of the signals; and
 - (iii) software and stored data'.

“ground level” means -

means the level of the surface of the ground immediately adjacent to the building or plant or machinery in question or, where the level of the surface of the ground on which it is situated or is to be situated is not uniform, the level of the highest part of the surface of the ground adjacent to it.

“listed building” means -

has the same meaning as in section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990(8) (listing of buildings of special architectural or historic interest)

“machinery” means -

includes any structure or erection in the nature of machinery

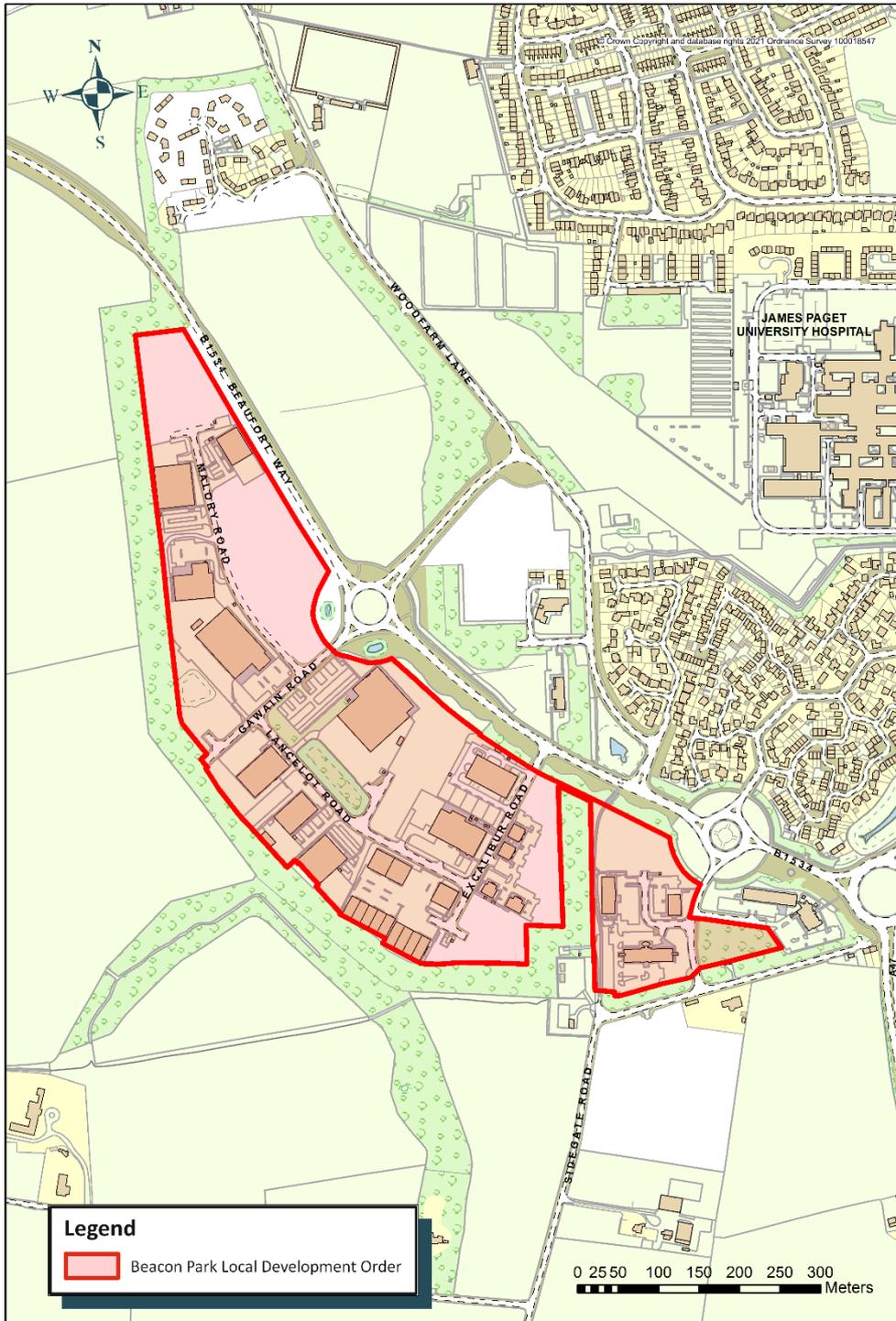
“plant” means -

includes any structure or erection in the nature of plant

“private way” means -

means a highway not maintainable at the public expense and any other way other than a highway

7. Site Plan of Beacon Park Local Development Order



Appendix 1 - Beacon Park Local Development Order (LDO) Self Certification Form

Office use only

Ref no:

Date received:

By submitting this form you are confirming that the works you are proposing would constitute permitted development under the permissions given by the Beacon Park LDO. Please note that your development will still be subject to the normal requirements with regard to the need for any other consents or permissions required under other legislation.

The existence of a covenant does not prevent development as permitted in this LDO from being self certified nor does it 'override' the requirements of a covenant. It is still possible to enforce a covenant, which restricts certain actions from being taken.

Please complete the relevant sections of this form and return 1 copy to the Borough Council together with a site location plan (with the site area outlined in red) and sufficient plans and elevations to describe the development (indicating all measurements in metric).

1 Developers details	
Name	
Address and post code	
Telephone number (daytime/mobile)	
Email	

2 Agent details (if you are completing on somebody else's behalf)	
Name	
Address and post code	
Telephone number (daytime/mobile)	
Email	

3 Address and location of proposed work (including post code)

4 Description of proposed work (including its use)
Please provide a written description of the work.

5 Confirmation of Class of Development
Please indicate which classes of permitted development within the Beacon Park Local Development Order you believe your development falls under.

6 Brief explanation as to how your proposal accords with the requirements contained within the Beacon Park Design Code.

7 Monitoring data:	
Total Site area (Hectares):	
Total gross internal floor area of all existing buildings:	
Total gross internal floor area of any buildings to be demolished	
Total gross internal floor area of all proposed buildings:	
Total number of car parking spaces provided	
Height of all proposed buildings (highest point of buildings)	

Number of staff currently employed at site	
Anticipated number of staff to be employed at site (full time equivalent)	