

# Planning Committee

06 December 2019

Agenda item number 12

## Consultation documents and proposed response – Great Yarmouth North Quay

Report by Planning Policy Officer

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### Summary

This report outlines the officer's proposed response to planning policy consultations recently received, and invites any comments or guidance from the committee.

### Recommendation

To note the report and endorse the nature of proposed response.

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## 1. Introduction

- 1.1. Appendix 1 shows selected planning policy consultation documents received by the Broads Authority since the last Planning Committee meeting, together with the officer's proposed response.
- 1.2. The Committee's endorsement, comments or guidance are invited.

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Date of report: 21 November 2019

[Broads Plan](#) objectives

Appendix 1 – Planning Policy consultations received

# Appendix 1 – Planning Policy consultations received

**Organisation:** Great Yarmouth Borough Council

**Document:** Supplementary Planning Document for North Quay

<https://www.great-yarmouth.gov.uk/planning-consultations>

**Due date:** 14 November 2019 (extension agreed until 8 December 2019)

**Status:** First consultation

**Proposed level:** Planning Committee endorsed

**Summary of proposed response:** The Broads Authority supports the document as drafted. The key issues for the Broads are understanding and strengthening the historic links between the town and the Broads beyond, maintaining a dark river corridor for wildlife and ensuring safety features are considered as an integral part of the any development.

## Notes

Great Yarmouth Borough Council is undertaking a consultation to help shape a document that will guide the regeneration of Great Yarmouth's riverside area at North Quay.

North Quay is identified as part of a wider waterfront regeneration area within the vision for the borough's growth, as set out in the Local Plan Core Strategy. This strategy was adopted in 2015 following multiple rounds of public consultation and examination by an independent planning inspector.

Despite its significant potential as a gateway to the town centre, North Quay remains a complex riverside location, with multiple sites, owners, occupiers, uses and challenges. The council is continuing conversations with property owners as part of exploring its ambitions to bring forward comprehensive regeneration of the area.

To progress work to the next stage, the council is holding an initial public consultation to help shape a Supplementary Planning Document for North Quay. That is a supportive planning document, which when finalised will provide further guidance and clarity on the council's ambitions for North Quay, as well as the area's constraints and other matters that would need to be considered by anyone looking to develop a future scheme or planning application for the sites which make up North Quay.

## Proposed response

Generally, this consultation document asks questions about what a future SPD could include.

This area borders the Broads and therefore its future development is important to the Broads and Broads Authority. The Authority's response is to suggest issues that need to be addressed when producing the SPD.

**Heritage:** Regarding Broads heritage considerations, the overall site is in a very prominent and important position, providing part of the wider gateway to the Broads from Great Yarmouth and vice-versa. The overall site also encompasses some of the Conservation Area, has Listed

Buildings and some non-designated buildings which have a level of heritage significance. Although more modern, the large industrial buildings hint to the site's industrial past. It will be important to preserve and, where possible, better reveal these asset's significance, through well thought out new development.

Given the overall site's position there would have been strong historic links to the Broads and it would be beneficial if any subsequent development is informed by the development history of the site. I would therefore advise that the development history of the overall site is researched as part of the gathering of evidence for the SPD, including an understanding of the historic relationship with the river and Broads. The findings of the development history research will then be able to inform any subsequent development, for example, nod towards appropriate mix of use types, scales and pattern of development, access to the River and wider Broads, inclusion of interpretation of past links with the Broads, etc.

To summarise, the overall site provides an opportunity for the historic development of Great Yarmouth and the links to the Rivers and Broads to be better read and any subsequent development should help better reveal the historic significance of the area.

**Dark river corridor:** Development should take account of providing a dark river corridor for wildlife and navigation of boats. It should be noted that it is a bye law offence to shine lights into the river that could confuse vessels navigating.

**Ecology:** Development should make the link to the internationally important estuary habitat by encouraging and planning for net gain for wildlife within and outside the development area.

If dwellings are present/proposed then as you are aware there is an ongoing project around the provision of green infrastructure and mitigation to address impacts of recreational access (GI/RAMS).

**Safety by the water:** Safety by the water is an important consideration and this should include a suitable assessment of the risk of unintentional entering into the water. Prevention and education and personal rescue equipment (like throw lines etc.) need to be an important consideration. Lots of documents out there to refer to and the Broads Authority is happy to advise and assist with guidance or further information. You may want to liaise with the RNLI, Coastguard and ROSPA.

**The Broads – general:** The site immediately borders the Broads – please ensure you mention this.

Any scheme needs to be worked up involving the Broads Authority.

We discussed internally about the potential for moorings at this site, but considering the tide and sand/mud, we do not consider it suitable

If you wish to liaise with us while producing the SPD, we would be happy to be involved.