



PLANNING COMMITTEE NORTH - UPDATE SHEET

12 September 2023

Item 6 - DC/22/2520/FUL - Extension of Pakefield Holiday Park to provide for the following development on land to the west of the park:

- 1. A new and improved access and main site entrance off the A12**
- 2. New entrance buildings and clubhouse facility**
- 3. The siting of additional static holiday caravans, involving the rollback of existing static caravans away from the coast**
- 4. Environmental improvements and landscaping throughout**

Pakefield Caravan Park, Arbor Lane, Lowestoft, NR33 7BE

Report Correction

Paragraph 1.2 of the Committee Report refers to the August meeting being held on 11 August; this is incorrect. The meeting was on 8 August 2023.

Submission of Additional Information

By email dated 06 September 2023, the applicant's agent provided several documents/plans as additional information in response to the matters raised in debate at the August Committee Meeting. The applicant's agent has also provided this information to all members of the Planning Committee.

The additional information comprises:

- 4 No. Soft Landscaping Plans Ref: 201.129.ENZ.00.XX.DR.L.45.101 (PL01 – PL04);
- Soft Landscape Schedule;
- Cross-Sections through Northern Site Boundary Ref: 201.129.ENZ.00.XX.DR.L.00-201;

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- Highway safety, Technical Note 3;
- Letter from Giles Coe of Co-Ecology (Ecology Note); and
- 'Note following Planning Committee Meeting' (September 2023).

The above information is addressed below.

Cross Section Drawings and Site Landscaping

The proposed cross section drawings show the relationship between the northern edge of the application site and the existing dwellings to the south side of Jubilee Road. These drawings also show the proposed landscaping to that northern site edge, comprising a two metre tall close boarded fence, with a further two metre tall / two metre wide evergreen hedgerow to the south side of the fence. In addition, a mixture of deciduous and evergreen trees would be planted along that boundary.

This is judged to be an acceptable landscaping approach to this northern site edge, resulting in an acceptable relationship between existing gardens and new development to the south, in accordance with WLP8.35 (Landscape Character) and WLP8.29 (Design).

Highways Note

This document does not amend the proposals in any way from that previously considered. Rather, it sets out the background to the design of the proposals and how that was finalised in consultation with the County Highways Authority. The key point of the document is to address queries raised (at the August meeting) in relation to vehicles potentially turning right out of the site, and implications of such a manoeuvre.

The key points from that document are set out below:

"Initial pre-application discussions were held with the Local Highway Authority in September 2021. Initially, consideration was given to an "all-movements" junction whereby right turn manoeuvres in / out of the site were permitted. The LHA at this stage noted a preference for the left-in / left-out arrangement and the scheme was progressed accordingly."

"The proposed access was subsequently designed in accordance with local guidance as set out in the Suffolk Design Guide (2000) and also the more onerous national design guidance as contained within the Design Manual for Roads and Bridges (DMRB) which is ordinarily used when designing motorway or strategic road junctions."

"Within CD123 of the DMRB guidance, the use of central reserve treatments are only required for WS2+1 road types whereby there are 2 lanes in a single direction. The A12 in the vicinity of the site is only single lane in each direction, and does not trigger the need for a central reserve."

"Given the proximity of the proposed access to both the A12 / B1532 / Tower Road roundabout to the north and A12 / Tower Road roundabout to the south, it was agreed with the Local Highway Authority that drivers would be willing to turn left-in / left-out of the site and turn at the roundabouts if required."

"It is also noted that as part of any future planning approval, the proposed access layout would be subject to a S278 Agreement whereby detailed design works are agreed with the Local Highway Authority and is subject to a Road Safety Audit. At that stage, should the form of junction require amendment, it could be undertaken prior to technical approval."

“Highway schemes cannot be over-engineered to take account of drivers who disobey the Highway Code and fail to adhere to signage. It is also noted that the precise extent of signage would form part of a suitably worded planning condition attached to any planning consent, after which Suffolk County Council would confirm the precise form / extent of signage they require.”

Officers have set out in the Committee Report how the scheme is judged to be acceptable in highways safety terms in accordance with the sustainable transport objectives of the NPPF and Local Plan. This additional information supports that conclusion, but should provide useful information to the Committee when considering highways related matters.

Letter from Giles Coe of Co-Ecology (Ecology Note)

This document is a fairly brief note, from the applicant’s Ecology Consultant, setting out how the location of the Clubhouse Facilities Building is the best location when balancing potential ecological impacts with potential residential amenity impacts. The Consultant concludes that: *“It is my opinion that the layout we have arrived at is the best we can achieve for both biodiversity whilst balancing the amenity of visitors and local residents.”*

Note following Planning Committee Meeting (September 2023)

This document is simply to explain the proposals and the above-described further information, which officers have reviewed and considered.

Officer Comments

The additional information supports the officer recommendation of approval and further indicates that this proposal is in accordance with the Development Plan.

To reflect this further information, condition 2 (plans compliance) and condition 34 (site landscaping) will need to be updated to ensure the additional landscaping is approved, secured, and then delivered in a timely manner. The relevant final condition wording will be shared within the officer presentation at the meeting.