

**Geldeston Woodland**  
Report by Asset Officer

<b>Summary:</b>	This report summarises the current situation for the Broads Authority in regard to the woodland site at Geldeston Locks and details the objections received from the public regarding the proposed sale of the woodland.
<b>Recommendation:</b>	That members agree to the sale of the woodland by the Authority but places a restriction that will allow continuation of public access to the woodland.

**1 Background Information**

- 1.1 A large site at Geldeston Locks was originally purchased by the Great Yarmouth Port and Haven Commissioners. The public house and the majority of car park area were sold in 1980 for £18,000. The 64 metres of 24hr moorings were retained, along with approximately 1 acre of woodland behind the 24 hour moorings and adjacent to the Locks Inn Public House.
- 1.2 Officers identified the area of woodland at Geldeston as no longer required for any specific purpose and in addition bringing liabilities regarding the maintenance and safety issues for public in regard to the trees. The Management Team agreed to the sale under the powers for disposal of land delegated to the Chief Executive.
- 1.3 A report was taken to Broads Authority meeting on 10 May 2013 regarding the sale and relevant issues and members agreed that the Authority proceed with the sale of the woodland on the basis that we sell the land by informal bid process but include the Local Government Act (LGA) wording for a public open space.
- 1.4 A further report was submitted to the Broads Authority on 22 November 2013 after an approach from Geldeston Parish Council. The parish council had met with officers and submitted their outline proposal for the future of the woodland. They had also met with both the Waveney River Trust and the Woodlands Trust who were willing to support the Council's initiative and requested that the decision on the sale be deferred to the end of February 2014, to allow them to submit a final proposal.
- 1.5 The Authority agreed to a delay in the sale of the woodland until February 2014 to enable one of the possible buyers to consult all parties and finalise their offer.

1.6 A further report was submitted to the Broads Authority on 21 March 2014 and after full consideration of the facts members considered that it was unfortunate that a local solution had not been found despite deferment of the Authority's original decision in May 2013 to proceed with a sale, in order to accommodate local views and achieve such a solution. They resolved, with regret, that the Authority proceed with the sale of the woodland on the basis of an informal bid process including the Local Government Act wording for public open space.

## **2 Current Position**

2.1 In accordance with Section 123 (2A) of the Local Government Act 1972, the intention to sell the woodland was publicised in the public notice section (see Appendix 1) of the Eastern Daily Press for two consecutive weeks 12 and 19 May 2014 and in addition to the legal requirements three laminated notices were displayed close to the site, one on the approach to the woodland on Locks Lane and two at either side of the approach at the entrance to the woodland.

2.2 Objections to the sale were requested to be submitted by 2 June 2014.

2.3 Eleven objections have been received regarding the sale of the woodland and are detailed in Appendix 2.

2.4 In summary, the objections received are made on the following basis:

- (a). The woodland needs to remain open for Public Access;
- (b). The woodland has been promoted by the Broads Authority for the enjoyment of wildlife by the general public and should continue; and
- (c). If sold with conditions would they be enforced.

2.5 Members should note that the River Waveney Trust has nominated the woodland to be registered on the Assets of Community Value register under the Localism Bill 2011, with South Norfolk Council. The Council has eight weeks to reach a decision on whether to accept or decline the nomination. If accepted, when the asset comes to be sold, a moratorium on the sale (up to six months) may be invoked, providing local groups with a better chance to raise finance, develop a business and to make a bid to buy the asset on the open market.

2.6 A letter from South Norfolk has been sent to the Broads Authority as the planning authority. All nominations are assessed by the council against the requirements set out in the relevant regulations and if the nomination is accepted the property will be listed on the community asset register for a period of five years.

- 2.7 Legal advice sought confirms that in relation to the receipt of a nomination as a community asset there is no specific provision but the Authority could if it wished make representations to South Norfolk as to why it thinks, if it does, that the parcels of the land are not community assets. There is also a right of review against a decision to include an asset on the list in the Localism Act 2011.
- 2.8 Inclusion of the list does not stop the Authority proceeding with a decision to sell the land simply that a community body is given the opportunity to bid. It is therefore suggested that if the Authority wishes to proceed with the sale it continues to follow the LGA Notice procedure which it has begun in relation to the woodland.
- 2.9 Although the woodland has not been advertised for sale we have five applications to register interest in the potential sale.
- 2.10 The Authority now needs to consider and have regard to the objections received to the proposed disposal before making a decision either for disposal or retention of the woodland.
- 2.11 Options available: -

Option A – Sell the land by informal bid process but with the restriction that must continue to allow open public access	<ul style="list-style-type: none"> <li>- Meets requirements regarding open public space consideration</li> <li>- Broads Authority seen to be open and fair</li> <li>- Broads Authority is not obliged to accept the highest or any offer.</li> </ul>	<ul style="list-style-type: none"> <li>- May limit potential buyers</li> <li>- May restrict the potential sale value of the woodland</li> <li>- Broads Authority may need to take action if restrictions not adhered to by purchaser</li> </ul>
Option B – Sell the land by informal bid process but with no restriction	<ul style="list-style-type: none"> <li>- Does not satisfy the main issue in majority of objections received regarding public access</li> <li>- Broads Authority seen to be open and fair</li> <li>- Broads Authority is not obliged to accept the highest or any offer</li> </ul>	<ul style="list-style-type: none"> <li>- Broads Authority should obtain maximum income from sale of woodland</li> <li>- Broads Authority may receive adverse publicity</li> </ul>
Option C – Retain land in BA ownership	<ul style="list-style-type: none"> <li>- no sale/advertisement /legal fees costs</li> <li>- no increased administration time or costs</li> </ul>	<ul style="list-style-type: none"> <li>- Broads Authority retains responsibilities and liabilities with a site not considered in line with current criteria regarding retention of assets.</li> </ul>

### 3 Conclusion

- 3.1 Having reviewed all objections received it is the officers' view that the Broads Authority proceed with the sale of the woodland placing a restriction that allows the continuation of public access.

3.2 Members are asked to endorse this as the preferred way forward in regard to the site considering both obtaining best value for the Authority and in the spirit of openness considering the objections received and the options set out in section 2.8 of this report.

Background papers: Broads Authority report May and November 2013, March 2014

Author: Angie Leeper

Date of report: 6 June 2014

Broads Plan Objectives: None

Appendices: APPENDIX 1 - Public Notice - Local Government Act wording in relation to disposal of a Public Open Space  
APPENDIX 2 - Objections to the sale of the woodland

**THE BROADS AUTHORITY**

**LOCAL GOVERNMENT ACT 1972**

**SECTION 123**

**Land adjacent to the Locks Public House Geldeston**

TAKE NOTICE that The Broads Authority intend to dispose of the above land consisting of approximately 1.04 acres of amenity woodland. A plan of the land may be inspected at the Broads Authority's offices Yare House, 62 - 64 Thorpe Road, Norwich NR1 2RY during office hours.

Any objections to this disposal should be put in writing and delivered for the attention of Angie Leeper at the above address no later than the 2<sup>nd</sup> June 2014.

John Packman  
Chief Executive

<b>1</b>	<b>Individual – Local resident and member of Geldeston Parish Council</b>
	I wish to object in the strongest possible way to the proposed sale of the land adjacent to the Locks Inn at Geldeston. I would like to know the reason for the sale of this parcel of land – as I feel strongly that it should remain available for the public's use.
<b>2</b>	<b>Individual – Local resident</b>
	Please consider this notice an objection to the disposal of the land adjacent to The Locks Inn at Geldeston, on the grounds that we must know of the full intention of the buyer. We use this land for outdoor family activities, and strongly value the public access.
<b>3</b>	<b>Individual – (Local resident and Chair of Geldeston Parish Council)</b>
	<p>I would like to express my objections to the sale of the woodland adjacent to the Locks Inn.</p> <p>This land has been actively promoted, for many years, by the Broads Authority, as an area for the enjoyment of wildlife by the general public. Local people have helped, through volunteer labour, to make it accessible and richer in wildlife. The woods have been enjoyed by local people, visitors and pub users for over 25 years. Selling this land to a private individual who could prevent access by people who have enjoyed using the area for years is not an honourable act.</p>
<b>4</b>	<b>Individual – Local resident</b>
	<p>I wish to object to the proposed selling of the Geldeston Lock Wildlife Area (GLWA) ie the wood adjacent to the public moorings at Geldeston Lock, Geldeston, by the owner, the Broads Authority.</p> <p>It is a most crucial stage in the life of this wood and it deserves as I see it as full an explanation to my objection as is practical. I have formed my views from the experience gained by visiting the wood on an almost daily basis since volunteering to be a litter picker-up on land accessible to the public (excluding Inn land) in the Geldeston Lock, associated bridleway, lane and the mooring. This scheme was formed under the direction of Geldeston Parish councillor Mrs Marcia Fenwick, of Geldeston Hall.</p> <p>I estimate that I make around 330 visits a year to the wood and therefore venture that I must know it better than most. I have had a lifelong fascination with boats and take every opportunity to speak to visiting boat owners and am particularly interested to hear their reports of wildlife sightings and how this area compares with others. They are often keen to tell me of their reasons for visiting this Broadland backwater, together with their assessment of the experience. If the BA were to carry out their own survey, I am sure that they would record that the river, the moorings, the Lock and the Inn, are highly regarded. Many boat owners have fond memories of visits on family boating holidays as a child and are returning after many years. They are pleased that not too much has changed compared with other Broadland stop-offs.</p> <p>Of course, there is always pressure to change. I have studied landscape history, land management and ecology so I believe that I understand at least some of those pressures and the need for them. I base my objection to the sale of the wood on that basis but also having regard to that true warning about throwing the baby out with the bath water. Change is not always inevitable nor is it always for the better. I</p>

understand that many years ago, the Great Yarmouth Port and Haven Commissioners resisted change here at Geldeston by purchasing the Inn, including the wood, when they thought it might turn into a private residence. Later, when they considered the threat had gone away, they sold the Inn to their tenant but retained the wood for their own good reasons. The wood then passed to the Broads Authority in their newly created role.

Then came, in my view, many years of poor management. The Great Gale took its toll and the wood became largely impenetrable to humans. Years later the chain saws arrived to tidy it up. Then the moorings were dredged and the spoil was spread into the wood, which smothered the remaining brambles. Paths were mown during the summer together with a few open spaces for public enjoyment. There was a gradual but steady resurgence in wild camping. Many of the campers were inexperienced youths, who appeared to have no love of the countryside nor any thought for the environmental damage that they caused. Few, if any, brought their own Elsan and as a result, the legitimate users of the paths would often be forced to sidestep excrement, as no attempt had been made to bury it.

At around the same time, the rubbish problem was getting out of hand in all the public areas here. BA recognised this and, as I have been told, they in partnership with the Inn management and the South Norfolk Council, contributed to a scheme to deal with it. It involved a reed fenced "bin storage compound" being constructed on the edge of the Inn lawn and containing three steel cylindrical bins. The Inn arranged for the bins to be emptied and the contents transported up the lane and placed in the industrial size bin provided by SNC near the junction with Station Road. This arrangement made it convenient for the boat users and visitors to use the bin storage. By arrangement with the landlord I was able to deposit my litter there as well.

Things seemed to work very well for a few years but suddenly the system collapsed when, as far as I know, the BA decided to distance themselves from any obligation in this regard. Their reasons for doing so may well have been linked to the country's financial crisis but that is only a guess as they would not discuss such matters with the likes of me despite the fact that I was collecting litter from their wood, their moorings and their car park. It is true that they had never asked me to do it and as a volunteer I had no right of consultation. They did for a while send their own volunteer rangers down to litter pick but it was invariably cleared up by the time they arrived and in any case, early morning users of this iconic place deserved a better service than the rangers were providing.

The South Norfolk Council (SNC) appeared to take a leaf out of BA's book and withdrew their industrial size bin from the Locks Lane/Station Road site. The situation was now becoming dire. Boat users' rubbish was frequently seen floating in the river. The Geldeston Parish Council complained to South Norfolk and after some stirring negotiation by South Norfolk councillor Kay Billig, the bin was restored, albeit by a domestic size wheelie bin.

With abuse reaching an all time high with wild campers in the wood, the BA ranger Colin Hart organised signage on its periphery, which spelt out the BA policy for its management. To the credit of those would-be campers, those signs were never vandalised, and remain intact to this day, which gave me some hope for the future. The wild camping pace seemed to slow down as a result of those signs. Some users however, must have searched in vain for the bin storage that the sign advised them to visit with their refuse. Of course, the BA and the Inn had already pulled the plug on it. I have been told that the BA did visit and enforce the sign's "no camping and no open fire" rule by speaking to those concerned. At last then, there was a

sign of positive management and in my view this was beginning to have a beneficial effect.

Then came the backlash. The wildlife area was up for sale. My immediate objection was that the wildlife area is a long term commitment and the wood was approaching a crucial time in its life. Ash dieback is looming and there are many ash trees which are within falling distance of the public moorings. Great delicacy and sensitivity will be required to protect the public and the wildlife in dealing with this problem. The lost trees will need replanting. I know of very few organisations that would be prepared to buy the wood and carry out the work that it deserves. I cannot think of any business interest that would put wildlife at the top of its agenda. Whoever bought it would, at some stage, have to remove some of the timber. Who better to remove it by barge from the moorings, than the BA? To remove it across the access footpath would cause ugly damage. If sold to a private buyer or business interest, who knows what will become of it or its status as a wildlife area with public access? Even if it was sold with conditions attached, how would those conditions be enforceable? Pursuing a vendor in court could easily land the BA with a bill which would exceed the revenue gained from the sale.

I believe that in this location, the moorings and the wood are inextricably linked. The wood at present gives boat users a chance of a good night's sleep as it acts as a buffer between the boating families and the sometimes noisy Inn users. This of course can only happen when good management is in force. A few years ago it was not uncommon for boat users to be kept awake by camp fire revellers partying within the wood after closing time. This situation could easily return if it was to end up in private hands. On one occasion that I know of, a boat was set adrift sometime after the revellers were asked to pipe down. This family woke up to find themselves some way down river.

This is the danger of allowing poor management to prevail in such a place. I understand that the BA will be trying to work within its budget and I am sure that there are ways that this could be achieved. Perhaps they should look at better value for their expenditure. Apart from offering the Geldeston parish council the chance to take the wood off their hands, I do not believe that the BA ever attempted in the past to involve people from the parish to help them. Educating the public to recognise the area as something special would be half the battle won.

The new notice board on the moorings has never been more than a quarter full. What a waste! It has never been used to tell people what to do with their rubbish now that there is no longer a bin storage. This would cost the BA just a few pence and prevent their boating customers and picnickers from wandering around in search of the non-existent facilities.

It has long been the practice to mow the western edge of the wood in such a way that it makes it difficult to distinguish the boundary between the Geldeston Lock Inn lawn and the BA wood. It is understandable therefore that some people pitch their tents at this end of the wood, contravening the wishes of the BA stated on their signs. My own view is that there is clearly a need for camping facilities here but they must be managed to ensure that toilet facilities are always available and the presence of campers should not be allowed to compromise the rest of the woodland habitat. Perhaps the BA could lease, with conditions, that mown end of the wood to the Inn? After all, it does house a septic tank belonging to the Inn.

Finally, my other concern regarding the sale is that the wood was once used to dump spoil from the dredging of the moorings. I have read that the BA no longer favours this method of dealing with the spoil but my worry is that this new policy was



	<p>made prior to the appalling flooding in the West Country, where the whole aspect of dredging had to be re-examined. Land suitable for spoil dumping I imagine is at a premium and if you have it, then it would make good sense to hang on to it should you need it in the future.</p> <p>In conclusion then, it has to be said that this gem of a place here in Geldeston does have its management challenges, made worse by neglect in the past, but I urge the BA to shape up and rise to the challenge. You will surely lose credibility if you cut and run. I for one do not want to see that happen.</p>
<p><b>5</b></p>	<p><b>Two Individuals – Local residents</b>  <b>(1 member of Geldeston Parish Council)</b></p>
	<p>We are responding to the Broads Authority’s recent public announcement of its intention to sell 1.04 acres of woodland adjacent to the Locks Inn, Geldeston. The announcement we saw in the EDP did not appear to have a closing date for objections but we understand that this is tomorrow.</p> <p>We object to this sale and request that the Authority does not proceed.</p> <p>Geldeston Parish Council has set out many reasons why this important area of woodland should remain accessible to the public and we support the Council’s objections to the sale. It is an unspoiled area of wet woodland and as such is an important example of its kind and is also an important area for wildlife. To quote from the Authority’s own website “It (the Broads) is one of Europe’s most important wetlands for nature conservation and “this globally important area for biodiversity” and fragile environment of the Broads require s complex and expert care to protect it for future generations”.</p> <p>Should the sale proceed, it is highly likely that any private owners will remove the wood from public access and probably turn it into a more aggressively managed environment for reason of commercial profit, Whatever planning restrictions are imposed, its most unlikely that such work would be carried out with the required “complex and expert care”. The special quality of this woodland would be lost and a detrimental precedent set for adjacent areas. It is a pity that efforts by the Parish Council and River Waveney Trust have so far not brought forward any proposal to take over full responsibility for the wood through purchase or lease, but much has already been offered to the Authority in terms of ongoing management. The Authority could respond positively to this, at least for a period of say five years to assess the effectiveness of this kind of joint working. This would be fully in the spirit of “localism” as enshrined in Government legislation and to support the Authority’s own initiative to promote volunteering and shared participation.</p> <p>Further, as local residents and landowners we wish to stress how difficult it is to balance competing interests for the use of the land in this special part of Norfolk as the Broads National Park. The Authority will be aware of this from contacts made by local people over a long period of time. Whereas many visitors enjoy the amenities without disturbance to local people or the environment, some sadly leave litter, park irresponsibly, light fires, take and probably sell drugs, camp without permission, cause noise disturbance to local people and even remove Broads Authority official signs. And all of this take place within the Broads Authority National Park</p> <p>For these reasons the Authority’s effective presence in this area remains very important. Withdrawing as a landowner will give a signal that the Authority is not prepared to be practically involved with resolving ongoing issues: in fact just wishes</p>

	to walk away from them.
<b>6</b>	<b>Green Party Councillor for Beccles North</b>
	<p>I would like to formally object to the sale of the two plots land at Geldeston.</p> <p>Please can you acknowledge receipt of this objection.</p> <p>I am convinced that these small plots of land are best retained under the ownership of the Broads Authority.</p> <p>I believe that the vandalism and antisocial behaviour associated with these plots of land is seriously exaggerated by a small group of people.</p> <p>I would welcome the opportunity to speak to the meeting of the Broads Authority that considers</p>
<b>7</b>	<b>Geldeston Parish Council</b>
	<p>We are writing in response to the public notice which appeared in the EDP on 12th May. We object to the proposed sale on the following grounds:</p> <p>Public access. The woodland has been available to public access by local residents and visitors from either road or river. Many residents and visitors use the Locks Inn pub as well but others just visit the wood. We are extremely concerned that public access which has been in existence for over 40 years will be denied following a sale to a private buyer.</p> <p>Existing condition of woodland. The wood has been brought under control over many years by a succession of landlords together with voluntary work by local residents. We are concerned that a sale to a private buyer could mean that the condition of the wood deteriorates.</p> <p>Wildlife. Local residents have spent a significant amount of time over the years to preserve and encourage wildlife and improve the habitat in the wood. Again we fear that a sale to a private buyer could be detrimental to the wildlife in the wood.</p> <p>We consider that the woodland would be best protected from the threats referred to above if it remains in your ownership. As you are aware there is significant volunteer help available to help preserve the wood for the benefit of everyone and we feel confident that we could work with you in the future to help with maintenance.</p> <p>Car Park</p> <p>We understand that you are preparing to offer the car park for sale. We assume that if you intend to proceed you will again invite objections. We feel that you should be aware that there will be very strong objections to any sale as it is vital that free public access is available to the Locks Inn pub and the surrounding area.</p>
<b>8</b>	<b>Individual – Local resident</b>
	<p>Yesterday morning, I stood on the edge of this delightful little wood and counted scores of insects feasting and resting on the nettles and other profuse vegetation that is nature's natural protection of the flora and fauna within the woodland area. The Broads Authority's own signage shows that not long ago, they cared enough to name the area "Geldeston Lock Wildlife Area" and stipulated no camping, no fires, no littering and no dog fouling. These signs were placed there because the wood</p>

was being abused in all of these areas and it was feared by those who cared enough to raise their heads above the parapet and speak out, that soon things would get out of control. I was heartened to think that the BA understood the importance of this lovely green space, both to the huge amount of birds and insects therein, and also to those who enjoyed it quietly and peacefully. It disheartened me to see the two main open spaces in the wood being used more and more as a large camp site with open fires that scorched the very earth we are meant to care for. Those responsible seemed either unaware or uninterested in treading carefully in this space, for they left not only their litter when they went, but also their own faeces. Those then using the pathways for peaceful recreation faced the prospect of viewing this mess, which took all the shine off being in such a lovely place.

I have lived in the village of Geldeston for 35 years and know this wood intimately. Why do humans so conveniently forget that other nations live alongside us and that we have a responsibility to protect them and their lives? The wood is home to some of those other nations and its sale, I fear, will mean the degradation over time of their habitat. Humans so easily overlook lesser species in their own pursuit of profit and pleasure.

The best protection the wood and its inhabitants has is to be in the hands of the Broads Authority, for the BA has to be accountable to the public for the way it carries out its duties to sensitive countryside areas. No private individual would feel under such scrutiny and might easily decide to fell many of the trees, move in with a portable home, use the area for large scale camping (which would mean toilets of course and where would the spoil be emptied?). As it is, the woodland has never been a threat to any person over those 35 years I speak of and yet, as nature has a conscious habit of doing, it has quietly benefited many, many visitors to the area, be they boaters or walkers or visitors to the Inn. All have felt the spiritual effect of that quiet, unspoilt area.

I can see clearly why certain commercial interests would give their eye teeth to own this piece of land. The possibilities of extension of business interests are obvious. I did hear just recently that an "amazing idea" would be to hold a production of "Midsummer Night's Dream" in the wood and that this would be a marvellous experience! This is just one example of what terrible damage might be caused, especially by those who apparently do not see the consequences for the tender and delicate flora and fauna whose home it is. Their habitat being crushed by countless bodies of audience, theatre set and cast, would turn into nothing less than a ruinous **nightmare!** But the thoughtless suggestion clearly shows that if sold to an uncaring commercial venture, then the wood is doomed.

I am sure you have received other objections to the sale of the wood. There are many in the village who fear any change of ownership. The eyes of these and others are on the Broads Authority and will judge accordingly. There are surely other ways for an organisation such as the BA to make its cut backs if that is necessary. I distinctly remember speaking to Mr Packman several months back, when he quite openly told me that the wood could be bought by the parish council of Geldeston for a snip. The council has, wrongly in my opinion, decided it does not want the "responsibility" of this. However, it just shows that things have either changed dramatically with the Broads Authority's balance sheets, or the wood if sold could fall into the wrong hands for a very cheap price. That won't help the BA's budgets but will do its credibility much harm. The alternative is to retain the wood, love it, protect it and gain the public's congratulations. I know very well from my time working with a charity, that when an organisation has to work so close with the public for its success, good will and reputation is worth thousands!

	<p>The Broads Authority is a distinguished body in this area and I was feeling that suddenly, they had taken control of the area and were taking seriously the challenge of the wood. The area needs the BA's stamp on it, not just in this area but others close by, and I would support the BA if they required the village's help in any way in the future, for the benefit of the area.</p> <p>I beg the Broads Authority to withdraw Geldeston Lock Wildlife Area from sale and ask that you forward my objection to the deciding meeting, where I hope with all my heart that common sense will prevail.</p>
9	<p><b>Business owner – local area</b></p>
	<p>I believe these woods should stay in your possession as you would have a greater control than "Joe Public"</p> <p>This sale could potentially be disastrous to the smooth running of the iconic riverside pub The Locks Inn who cater for both river &amp; road trade.</p> <p>My concerns are :</p> <ul style="list-style-type: none"> <li>• Access to and from these woods</li> <li>• What will the land be used for and how will it be maintained?</li> <li>• Responsibility and Liability</li> <li>• The cost to The Locks Inn re signage ie KEEP OUT /PRIVATE LAND cost of monitoring to ensure our customers don't stray onto land that has been free to roam for many a year (over 10yrs in my possession alone)</li> <li>• Are these woods to be cordoned off?</li> <li>• The vendetta against the Locks Inn that has been raging for several years with certain villagers wishing to close this Riverside pub</li> <li>• Your own policy XNS6: Waterside Pubs Network of which the Locks Inn is listed</li> </ul> <p><b>Interesting element of Core Strategy policy CS9 and CS23 seek to support a network of tourism, recreational and community facilities throughout the Broads system (CS23 specifically in relation to waterside sites) and protect against loss of existing services.</b></p> <p><i>While these potentially apply to a very wide range of establishments and locations, public houses have, for a variety of reasons, been especially vulnerable to closure in recent years. The waterside pub network is very important especially for recreational boating, but also to local communities and non-boating visitors. The loss of any particular pub (or other establishment) can sometimes be difficult to resist. By specifying in the development plan that these are part of a defined network will strengthen the planning case against any individual closure. Importantly, it will also signal the planning stance and help ensure consistent messages are received by owners and prospective developers of the identified establishments to guide their own plans. Due to the seasonality, proximity to the watercourse and the nature of the effluent which can pose a significant local risk to the water environment, drainage is an issue which this policy seeks to address. Ensuring that there is no deterioration in water quality is an important requirement under the Water Framework Directive which applies to all surface water bodies and groundwater bodies.</i></p>
10	<p><b>River Waveney Trust</b></p>

	<p>This email is to indicate that the River Waveney Trust object to the proposed sale of the woodland behind the Broads Authority mooring</p> <p>Our grounds are essentially that the land should remain as amenity woodland (current use) and in public ownership. Any future owner, if a sale were to take place, would need to fully confirm their credentials around habitat and ecological plans, maintenance and enhancement for public enjoyment.</p> <p>Having said that, should the sale proceed despite objections, River Waveney Trust would like to receive sale particulars and is in a position to secure the long term future of this parcel of land. This would be done in our own right but in partnership with other likeminded organisations that may care to support including Geldeston PC, Norfolk Wildlife Trust, RSPB and the Woodland Trust. We have already written last November about our plans for a Phase One habitat plan, maintenance work and enhancement.</p> <p>I understand the next meeting of the Broads Authority on 11 July will address these issues. We would like to speak in the public slot, so please can you forward details of the meeting.</p> <p>For your information, River Waveney Trust has lodged a nomination for registration of this woodland with South Norfolk DC as the responsible body. The marsh and car park which you may intend to sell are included with the woodland. I hope by notifying you of this that the Broads Authority can see that pressure is being brought to find a successful outcome to suit the local communities. South Norfolk District Council will no doubt contact you in due course once they have determined the application.</p>
	<p><b>*Objection received after 2 June deadline*</b></p>
11	<p><b>Individual – Local resident</b></p>
	<p>After reading the Geldeston Parish Council notes 14 May, I am writing to object with the sale of any land within the parish but in this case the copse at The Locks Inn. I have lived in the village most of my 50 years and have seen changes but where land sale is concerned it only means “NO ACCESS” and is only possession to the landowner and with not thought of villagers whom have walked land all their life. I can give two examples of this if you require in since times. We have enough signage already in the Parish with “KEEPOUT Private Property”, thank you. The same goes for the car park, this would only push vehicles into our road if the owner uses insurance concerns as a way of limits on cars or vehicles. Marshland ok cannot see a problem as long as public footpath is not lost. Hope my object can be registered.</p>