

Application for Determination

Parish	Hoveton
Reference	Target date January/February 2014
Location	Pound End Broad and Hoveton Marshes, Horning Road, Hoveton
Proposal	New vehicular access from the A1062 Horning Road, car park, timber equipment store, temporary toilet facilities, boardwalk and canoe slipway at Pound End; landing stage, boardwalk, and viewing platform at Hoveton Great Broad; and temporary de-watering lagoon
Applicant	Natural England
Recommendation	Members site visit
Reason for referral to Committee	Director Referral

1 Description of Site and Proposals

- 1.1 The application site forms part of the Hoveton estate and includes areas of agricultural land and sites around Pound End Broad and Hoveton Marshes. This area lies to the south of Horning Road between the main settlements of Hoveton and Horning and to the west of the River Bure, north of Hoveton Great Broad. Other than the far south of the application site where it adjoins Hoveton Great Broad, the majority of the application area is not under any habitat designation.
- 1.2 Members will recall that in September 2014, following a site visit in August, the Planning Committee resolved to grant planning permission for development to facilitate a lake restoration project, proposed by Natural England (BA/2014/0248/FUL). That planning application, and the project in general, generated a significant amount of local interest and desires to improve public access to the site were expressed and the applicant indicated a subsequent planning application would be submitted to include further ecological improvements and access proposals. When considering the project (and associated funding bids) at the full Authority meeting of 26 September, the Broads Authority concluded that they supported the project subject to the inclusion of better public access to the project site.

- 1.3 This application proposes development to facilitate the improved access and comprises a new vehicular access from Horning Road, a car park, temporary buildings, boardwalk, slipway, landing stage, viewing platform and de-watering lagoon to facilitate the restoration of the dykes and waterways across Horning Marshes. The proposed infrastructure would facilitate a canoe access route. The route, which does not in itself require planning permission, would navigate across Pound End Broad and through a series of dykes across the marshes to the edge of Hoveton Great Broad where a platform would give views across the Broad. Sediment would be removed from the dykes and dewatered, before being spread on agricultural land elsewhere in the Hoveton Estate.

2 Site History

- 2.1 In September 2014 planning permission was granted for development to support a lake restoration project in the area immediately south of this site (BA/2014/0248/FUL).

3 Consultation and Representations

All consultation responses and representations to be reported in due course.

4 Policies

- 4.1 The following Policies have been assessed for consistency with the National Planning Policy Framework (NPPF) and have been found to be consistent and can therefore be afforded full weight in the consideration and determination of this application.

Adopted Core Strategy (2007)

[Core Strategy Adopted September 2007 pdf](#)

CS1 – Landscape Protection and Enhancement

CS9 – Sustainable Tourism

CS11 – Sustainable Tourism

CS17 - Access and Transportation

Adopted Development Management Policies (2011)

[DEVELOPMENTPLANDOCUMENT](#)

DP1 – Natural Environment

DP2 – Landscape and Trees

DP4 – Design

DP11 – Access on Land

DP29 – Development on site with a High Probability of Flooding

- 4.2 The following Policies have been assessed for consistency with the NPPF and have found to lack full consistency with the NPPF and therefore those aspects of the NPPF may need to be given some weight in the consideration and determination of this application.

[NPPF](#)

Adopted Core Strategy (2007)
CS20 – Rural Sustainability

Adopted Development Management Policies (2011)
DP12 – Access to Water
DP14 – General Location of Sustainable Tourism and Recreation
Development
DP28 – Amenity

5 Recommendation

5.1 Members undertake a site visit.

6 Reason for recommendation

6.1 The key considerations in the determination of this application are the principle of the development and, if this is considered to be acceptable, the location and impacts on landscape, ecology, highways and amenity.

6.2 Due to the level of public interest in the lake restoration project and desire to improve public access from the local community and the Broads Authority, it is considered that undertaking a site visit would be of substantial benefit to Members in understanding the location and features of the application site and the details of the proposal when they are considering determination of the application in due course.

6.3 It is anticipated that, subsequent to Members undertaking a site visit, the application will be brought to the Planning Committee meeting on in early 2015 for determination.

Background papers: Planning File

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List of Appendices: APPENDIX 1 – Location Plan

E14880 Hoveton Wetland Project - Canoe Access

