

# Planning Committee

## Agenda 08 October 2021

10.00am

Yare House, 62-64 Thorpe Road, Norwich, NR1 1RY

John Packman, Chief Executive – Friday, 01 October 2021

### Introduction

1. To receive apologies for absence
2. To receive declarations of interest
3. **To receive and confirm the minutes of the Planning Committee meeting held on 10 September 2021** (Pages 3-10)
4. To note whether any items have been proposed as matters of urgent business

### Matters for decision

5. Chairman's announcements and introduction to public speaking  
Please note that public speaking is in operation in accordance with the Authority's [Code of Practice for members of the Planning Committee and officers](#)
6. Request to defer applications include in this agenda and/or vary the order of the agenda
7. **To consider applications for planning permission including matters for consideration of enforcement of planning control:**
  - 7.1. BA/2021/0255/FUL – 39 Thorpe Hall Close, Thorpe St Andrew (Pages 11-21)
  - 7.2. BA/2021/0305/CU – How Hill River Bank, Ludham (Pages 22-28)

### Enforcement

8. **Enforcement update** (Pages 29-32)  
Report by Head of Planning

### Policy

9. **National Design Guide and Model Design Code** (Pages 33-42)  
Report by Head of Planning

10. **Sustainability Appraisal Scoping Report – comments received from consultation** (Pages 43-48)  
Report by Planning Policy Officer
11. **Neighbourhood Planning – designating Stalham as a Neighbourhood Area** (Pages 49-51)  
Report by Planning Policy Officer
12. **Local Plan Issues and Options bite size pieces** (Pages 52-59)  
Report by Planning Policy Officer
13. **Consultation responses** (Pages 60-65)  
Report by Planning Policy Officer
14. **Belaugh Conservation Area – final draft for adoption** (Pages 66-105)  
Report by Historic Environment Manager

## **Matters for information**

15. **Minutes of the Heritage Asset Review Group meeting held on 17 September** (Pages 106-110)
16. **Appeals to the Secretary of State update** (Pages 111-112)  
Report by Senior Planning Officer
17. **Decisions made by officers under delegated powers** (Pages 113-117)  
Report by Senior Planning Officer
18. **To note the date of the next meeting – Friday 5 November 2021 at 10.00am at Yare House, 62/64 Thorpe Road, Norwich**

# Planning Committee

## Minutes of the meeting held on 10 September 2021

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## **Present**

Tim Jickells – in the Chair, Harry Blathwayt, Stephen Bolt, Nigel Brennan, Bill Dickson, Andrée Gee, Gail Harris, Paul Hayden, James Knight, Michael Scott, Vic Thomson and Fran Whymark

## **In attendance**

Natalie Beal – Planning Policy Officer, Maria Conti – Head of Governance (item 8), Harry Mach - Carbon Reduction Project Manager (item 11), Sarah Mullarney – Governance Officer, Cheryl Peel – Senior Planning Officer and Marie-Pierre Tighe – Director of Strategic Services

## **1. Apologies and welcome**

The Chair welcomed everyone to the meeting.

**Apologies** were received from Melanie Vigo di Gallidoro and Leslie Mogford.

## **Openness of Local Government Bodies Regulations 2014**

The Chair explained that the meeting was being audio-recorded. All recordings remained the copyright of the Broads Authority and anyone wishing to receive a copy of the recording should contact the Governance Team. The minutes remained the record of the meeting.

## **2. Declarations of interest and introductions**

There were no additional declarations of interest to declare.

## **3. Minutes of last meeting**

The minutes of the meeting held on 13 August 2021 were approved as a correct record and signed by the Chair.

## **4. Matters of urgent business**

There were no items of urgent business.

## **5. Chair's announcements and introduction to public speaking**

No members of the public had registered to speak.

## **6. Requests to defer applications and/or vary agenda order**

No requests to defer or vary the order of the agenda had been received.

## **7. Applications for planning permission**

There were no applications for consideration.

## 8. Code of Practice for Members on Planning Committee and officers

The Head of Governance (HG) introduced the report, which sought members' views on a revised Code of Conduct for Members on Planning Committee and officers, prior to it being recommended for adoption by the Authority on 24 September 2021. The Code had been updated following the adoption of a revised Member Code of Conduct in July. It was also proposed to retitle the document "Code of Practice for members on Planning Committee and officers".

The HG explained that it was a supplementary document to the Member Code of Conduct and provided specific guidance relating to the Authority's planning function. Information already in other governance documentation had been replaced with links to those documents and other amendments had been made for clarity.

A member suggested the word 'briefing' be replaced with 'training' at section 8.2 of the document. Members discussed the different practices at the Local Authorities (LA) in regards to member Planning training. A member asked if the Authority could certify the training LA appointed members had received from their respective Authorities where the training related to national policy and legislation, so that these members did not have to do the same training twice. However, it was noted that all members also required specific training on Broads Local Plan policy. Members also noted that the word 'regular' was ambiguous. A member suggested that planning training be offered at least once a year.

The Director of Strategic Services said officers would review whether the Authority could certify LA planning training. She also said flexibility was needed as there would be occasions when training may be needed more than once a year.

It was proposed by Tim Jickells, seconded by Michael Scott, and **unanimously resolved to amend the wording of 8.2 to: "Regular update training will be undertaken by all members at least once a year."**

It was also suggested that the document title be revised to 'Code of Practice for members of the Planning Committee and officers.'

It was proposed by Gail Harris, seconded by Andree Gee and **unanimously resolved to recommend that the Broads Authority adopt the revised 'Code of Practice for members of the Planning Committee and officers' with the amendments provided by the Planning Committee.**

## 9. Enforcement update

Members received an update report on enforcement matters previously referred to the Committee.

Further updates were provided for the land at Beauchamp Arms. It was reported that the Broads Authority was working with partner authorities concerning the site based on further

advice received. New Planning Contravention Notices were served on 7 September 2021 and the prosecution was withdrawn on the same date.

Vic Thomson declared an interest as a District Councillor for the area.

It was clarified that the date for the first bullet point in each enforcement entry in the report referred to the committee date which is specified in the first column. Other missing dates will be included for clarity.

**The report was noted.**

## **10. Recreation Impact Avoidance and Mitigation Strategies – Norfolk and Suffolk Coast**

The Planning Policy Officer (PPO) introduced the report, which provided background on the payment of a tariff in Suffolk and potentially in Norfolk to fund measures to help mitigate the impacts of recreational activities arising from development.

The PPO clarified that as a local planning authority, the Broads Authority would charge the Norfolk tariff, when in place, and the funds would be collected in a central pot. The Suffolk Coast scheme was in place. The money pooled as a result of both schemes would be spent in response to the cumulative impact of growth in the area. Governance arrangements were still to be finalised. The Suffolk scheme charged a £300 tariff per dwelling; the proposed tariff for Norfolk would be £180 per dwelling.

Members queried the disparity between the Suffolk Coast tariff and the proposed tariff for Norfolk. It was explained that the Suffolk tariff was calculated based on the cost of the mitigation package required for the area and divided by the number of planned dwellings. The Norfolk tariff had been calculated in the same way.

Members discussed how and where the funds would be spent in Norfolk. A member commented that the recreation activities of visitors to Norfolk were being subsidised by the householders in the area. The PPO responded that the scheme was likely to be repeated in other areas so this would also apply to Norfolk residents visiting other areas. In response to a member question, the PPO said a percentage of the funds received could be spent locally, however a bigger percentage would be spent where it was strategically needed to respond to the growing impacts of developments. The local authorities involved in the scheme would receive regular feedback reports to show how the collected money was being spent.

A member commented that applicants were given an opportunity to mitigate their own impact, however said if they paid the tariff there was no line of sight between where the money was collected and where it was being spent. The PPO noted member comments on the local distribution of funds and said this had also been raised at the Norfolk Strategic Planning Member Forum.

A further update would be presented to members when the Norfolk scheme was ready to adopt and when more was known about the governance arrangements.

## **The report was noted.**

The Committee adjourned at 10.51am and reconvened at 10.55am.

## **11. Local Plan Issues and Options – bite size pieces**

The Planning Policy Officer (PPO) introduced the report which provided members with some sections of the emerging draft Issues and Options stage of the Local Plan, as part of the review of the Local Plan, and inviting members' thoughts and comments. The areas covered were:

(i) policy context; (ii) Indices of Multiple Deprivation Topic Paper; (iii) climate change; (iv) existing policies; (v) policies covering areas for change and (iv) duty to cooperate.

It was reported that the outcome of the consultation for the sustainability appraisal objectives would be reported at the October Planning Committee meeting.

### **Policy context**

Appendix 1 of the report listed areas for consideration when reviewing the Local Plan.

The PPO highlighted the issue about having two different definitions for major development. One definition is specified in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (development of 10 dwellings or more etc), and the second definition is introduced in the National Planning Policy Framework, in particular paragraph 177 and footnote 60, and applies to protected landscapes. In protected landscapes, a major development is described as a scheme that affects the landscape, without being specific about a number of dwellings for example.

Members discussed the differing definitions in relation to applications in the Broads. It was clarified that for the Broads, the second definition of major development in relation to protected landscapes is set out in DM1 of the current Local Plan for the Broads. The Chair concluded that members needed to be mindful of the two definitions of major development.

A member commented that the East Inshore and Offshore Marine Plan was currently under review and expected to be replaced in the next couple of years following recommendations made by the Marine Management Organisation.

A member noted reference to woodland cover increasing in the section on the National Parks Circular. He suggested that the notion of improving carbon storage be a vehicle for preserving peat as well as trees. Another member added that the navigation impact of planting trees also needed to be considered. The PPO confirmed the Local Plan included a policy on peat and that the reference to trees was a direct quote from the Circular.

### **Indices of multiple deprivation**

The Deprivation Topic paper had been updated to reflect the 2019 data. It was an evidenced based document and outlined the actions of the Broads Authority and other Local Planning Authorities in addressing deprivation. It was reported that Layer Super Output Area (LSOA) number 32 was consistently rated as deprived. Great Yarmouth Borough Council had been contacted about the issue and provided some context.

In response to a member question, the PPO said the LSOA were drawn to a similar population size which may encompass large areas of land where people didn't live. She explained that other local authorities had functions that would allow them to explore why certain areas were deprived and hopefully react.

## **Climate change**

It was noted that there were multiple policies in place that addressed climate change.

Reference to source of heating was part of the Issues and Options climate change section and it was suggested that a hierarchy of heating preferences be used, with oil being the least preferable. The Carbon Reduction Project Manager explained that the recommendations for heating elements were taken directly from the national targets. Issues of construction methods had also been raised in the document.

A member commented that imposing thermally efficient builds could be in contradiction to the retention of vernacular architecture in the Broads, with the latter being given more prominence in the past. Another member remarked that Norfolk Reed thatch was both thermo effective and part of the vernacular and said it should be promoted as a roofing material. The Carbon Reduction Project Manager responded that there was now a better design sense with thermo efficiency builds and sustainably sourced construction materials should to be considered.

The PPO said that a balance was required and the issues would need to be raised when taking the policy forward. She added that dwellings needed to be built to building regulations, which were now much stronger in terms of energy efficiency. However, if a design and construction policy was implemented the PPO would work with the Authority's Historic Environment Manager to develop this.

A member observed that sea level rise was not listed as an impact of climate change in the report. He noted the challenge of this on the Broads area and the impact it would have on planning decisions made by the Broads Authority in the future. The PPO noted the comment and said local aspects of climate change would be included as part of the final draft. A member also suggested that floating infrastructure be considered as a means of adapting to rising water levels.

Members discussed rollback initiatives that had been developed on the North Norfolk coast and in Suffolk. A member said the Broads Authority needed to consider its own rollback planning policy in regards to inland properties/businesses potentially being made unsustainable as a result of climate change. It was noted that the Local Plan for the Broads was a long-term plan so needed to cover these impacts.

## **Existing policies**

Views on the current adopted policies would be sought from the public and stakeholders as part of the Local Plan review process.

In regards to 'DM12: Re-use of Historic Buildings' a member commented that the original purpose of many historic buildings may no longer be viable and a change in use may be



required in order to protect the heritage assets. It was added that an approach that didn't require public funds would be helpful. The Chair said that this was an issue also raised by the Authority's Heritage Asset Review Group.

### **Sites allocated for change**

Members were asked to comment on the areas identified for change.

In response to a member observation, the word 'potential' would be removed from the policy direction for 'HOV3, Brownfield land off Station Road, Hoveton'.

A member noted that 'BEC1, former Loaves and Fishes, Beccles' had been derelict for some time and said it was time for stakeholders to be proactive in developing a plan for the prominent site. Another member commented that it was aspirational to see another pub on the site given the current economic climate. The PPO reported that Beccles Town Council had been contacted for an update and she would contact the landowner about the site.

### **Duty to cooperate**

The section outlined how the Broads Authority worked with others local authorities to address strategic issues across boundaries.

A member observed that the issue of climate change and sea level rise needed to be addressed across all authorities and was not an issue the Authority could respond to alone.

**The Committee's responses on the bitesize pieces presented were noted.**

## **12. Consultation responses**

The Planning Policy Officer (PPO) introduced the report, which provided a proposed response to two planning policy consultations recently received: one from Fleggburgh Parish Council seeking comments on its Neighbourhood Plan prior to submission to an Examiner and the other from Norfolk County Council and Great Yarmouth Borough Council seeking comments on their Great Yarmouth Local Cycling and Walking Infrastructure Plan.

The Planning Policy Officer explained that there was a proposed objection to the wording concerning habitat loss in the Fleggburgh Neighbourhood Plan. The objection was supported by the Authority's Senior Ecologist and the Ecology and Design Supervisor.

**It was resolved unanimously to note the report and endorse the proposed responses.**

## **13. Appeals to the Secretary of State**

The Committee received a schedule of appeals to the Secretary of State since the last meeting.

The decision notice for the appeal concerning Blackgate farm had been shared with members. The Senior Planning Officer confirmed that the enforcement notice was upheld with corrections and variations, and the appeal was allowed in part on grounds (c) & (g) in relation to the hard standing. The appellant had a number of deadlines to adhere to in regards to the removal of caravans and some of the hard standing from the site.

It was noted that some appeals listed in the report were still awaiting start dates from the Secretary of State.

**The report was noted.**

## **14. Decisions made by officers under delegated powers**

The Committee received a schedule of decisions made by officers under delegated powers from 31 July to 27 August 2021.

**Members noted the report.**

## **15. Date of next meeting**

The next meeting of the Planning Committee would be on Friday 8 October 2021 at 10.00am at Yare House, 62- 64 Thorpe Road, Norwich.

The meeting ended at 11.59

Signed by

Chairman

# Planning Committee

08 October 2021

Agenda item number 7.1

## BA/2021/0255/FUL, 39 Thorpe Hall Close, Thorpe St Andrew

Report by Planning Officer

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### Proposal

Retrospective change of use from dwelling to 9 bedroom House in Multiple Occupation (HMO)

### Applicant

Mr Shah

### Recommendation

Approval subject to conditions

### Reason for referral to committee

Local objections raising material considerations of significant weight

### Application target date

9 September 2021

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# 1. Description of site and proposals

- 1.1. The subject of this application comprises a 3-storey dwelling-house at the northern end of Thorpe Hall Close, effectively on the outside corner of the bend where the road turns 90 degrees to head eastwards to join up with Yarmouth Road (A1242).
- 1.2. Thorpe Hall Close comprises a cul de sac located just outside the eastern boundary of Norwich City. It is bordered by the River Yare to the south, Careys Meadow to the west, properties fronting Yarmouth Road to the north and Thorpe Hall to the east.
- 1.3. Thorpe Hall Close is accessed from Yarmouth Road and the road initially heads downhill parallel to Yarmouth Road, bordered by hedges and walls, for a distance of approximately 85 metres. As one moves downhill the subject property becomes increasingly apparent. At the foot of the downhill section the road turns at 90 degrees to the south, with the subject property on the outside of that corner.
- 1.4. The subject site is reasonably isolated from the rest of Thorpe Hall Close and maintains distances of 38 metres to the closest dwelling on the west side of the Close and 45 metres to the closest dwelling on the east side of the Close. To the immediate south of the site is an area of woodland adjacent to the road for a distance of approximately 35 metres. On the opposite side of the road is an area of garages which serve Thorpe Hall Close. Beyond this point Thorpe Hall Close appears as a fairly standard estate, comprising 3-storey town houses, 2-storey groups of flats, and 2-storey detached dwellings, with landscaping comprising hard-surfaced driveways, large area of closely mowed lawn, areas of bush and shrub planting, some hedgerows and the occasional tree.
- 1.5. The overall appearance is such that the subject dwelling does not appear an obvious part of Thorpe Hall Close in terms of its design, appearance, and siting. However, access to all Thorpe Hall Close properties is only obtained via the cul de sac road, so the application site is passed by anyone accessing the other properties.
- 1.6. The properties to the north of the subject site, fronting Yarmouth Road, are at a noticeably higher level than the subject property and are bounded by a tall retaining wall.
- 1.7. The subject property was originally approved in 1994 as a 2-storey, 4-bedroom property with a garage and store at basement level, lounge, dining room, kitchen, and bedroom at 'ground' floor level, and 3 further bedrooms at first floor level. At some point before 2001 the garage and store were converted to habitable accommodation and the ground floor extended to the full width of the dwelling, hence the current appearance as a 3-storey dwelling.
- 1.8. According to the application's supporting documents, the property was converted in 2015 to a House of Multiple Occupation (HMO) providing 9 bedrooms. Broadland

District Council has since confirmed that the property was licenced as an HMO in October 2018 as soon as mandatory licencing legislation was introduced. The current proposal seeks to regularise this use, as a 9-bedroom HMO falls outside of Use Class C3 (dwelling houses) and Use Class C4 (HMO up to 6 people) and is therefore Sui Generis.

- 1.9. The site is located within the Thorpe St Andrew Conservation Area. The site is located outside of Flood Zones 2 and 3. It is within the development boundary for Thorpe St Andrew.

## 2. Site history

- 2.1. In 1994 planning permission was granted for the construction of a house and garage (BA/1993/4655/HISTAP).
- 2.2. In 2001 planning permission was refused for a ground anchor support for escarpment below no.4 Yarmouth Road and integrated drainage system (BA/2001/4030/HISTAP).
- 2.3. In 2001 planning permission was granted for 1. Three storey extension, 2. Internal alterations, 3. Works associated with bank stabilisation (BA/2001/4043/HISTAP). The three storey extension was not constructed; it is not known if the bank stabilisation works were carried out.

## 3. Consultations received

### Thorpe St Andrew Town Council

- 3.1. Strong objections to this application. The Council have significant concerns regarding the poor existing management of the site and the objections from neighbours relating to existing activity and flytipping nearby. There is also limited amenity and insufficient car parking.

### Norfolk County Council (NCC) Highways

- 3.2. The parking provision shown is below current standards, however, I am minded given the location, the development is accessible to local services and public transport links and as such may result in a lower reliance on the private motor vehicle as the primary mode of transport. I consider therefore it would be difficult to sustain an objection on parking alone, nor to defend such a recommendation at appeal.
- 3.3. That being said, the parking provision shown is not appropriately accessible in that the dropped kerb vehicle access does not extend the full extent of the parking area. Likewise, I am minded that there is a lack of appropriate secure cycle parking provision, if provided would also help promote more sustainable travel choice, especially for local journeys.
- 3.4. Accordingly, whilst raising no objection, I would recommend conditions and informative note be appended to any grant of permission your Authority is minded to make.

### **Norfolk Fire and Rescue**

- 3.5. I confirm that I have no observations to make regarding this matter.
- 3.6. I acknowledge receipt of the above application and I do not propose to raise any objections providing the proposal meets the necessary requirements of the current Building Regulations 2010 - Approved Document B (volume 2 - 2019 edition) as administered by the Building Control Authority.

### **South Norfolk Council Environmental Quality Team**

- 3.7. Whilst we do not object to this application from an Environmental Quality point of view, the developer must make an HMO licence application in line with the Housing Act 2004 with Environmental Health.

### **Broadland District Council Licencing**

- 3.8. To confirm, it has been an HMO since 2015 and became licenced in October 2018 as soon as mandatory licensing legislation was introduced. The owners have been informed and have applied to the Broads Authority for retrospective planning permission as there are six occupants or more (there are 9 in total at this property).
- 3.9. If they do not receive retrospective planning consent then occupancy will need to be restricted to 5 persons enforceable using planning legislation.
- 3.10. Rooms used for sleeping accommodation have minimum size requirements detailed in HMO licencing legislation for single (6.51m<sup>2</sup>), double (10.22 m<sup>2</sup>) and child only (4.64 - 6.5 m<sup>2</sup>) occupancy.
- 3.11. There are also room size requirements for kitchens and living rooms detailed in the Council's amenities and facilities standards, which all licenced HMO's must comply with.
- 3.12. 39/39A Thorpe Hall Close, Thorpe St. Andrew was inspected prior to licencing and all rooms measured and amenities and facilities provided taken into consideration in determining maximum occupancy. Properties are licenced with the maximum total number of occupants specified on the licence and maximum number of occupants permitted in each sleeping room specified in the licence conditions.
- 3.13. 39/39A Thorpe Hall Close has a licence with nine rooms detailed as sleeping accommodation, with all but one room permitted as double (2 person) occupancy. One room has single occupancy permitted only. The maximum total permitted occupants is 17. Some of the rooms have their own bathroom and cooking facilities.

### **CNC Building Control**

- 3.14. We had a regularisation (retrospective) application for this development in 2016. It was for the conversion of the dwelling and basement to form an HMO. The application approved and signed off in 2017. We therefore have no comments to add.

## **4. Representations**

- 4.1. 19 objections and one representation were received.

4.2. The 19 objections are summarised as follows:

- Excessive noise, including screaming and shouting and use of foul language;
- Police have been called to the house to resolve disputes on more than one occasion;
- Physical eyesore when entering the close;
- There is an adverse effect on the visual amenity of Thorpe Hall Close;
- An embarrassment to those living here;
- The property is run down, not in keeping with the rest of the close;
- Since it has become an HMO the residents no longer seem to have any interest in looking after the property or respecting the surrounding community;
- It materially affects the character of the Conservation Area;
- Negative impact on listed buildings including Thorpe Hall;
- Untidy land, particularly the refuse area;
- Dumping of unwanted appliances at rear of property;
- Waste bins are visible at all times with unsightly items being left beside them;
- Mattresses and other household items dumped outside;
- There is no provision for storage of bicycles or refuse bins;
- Calls made to environmental health due to infestation due to over flowing bins. And rats and other pests;
- Unnecessary location of additional accommodation;
- Inevitable increase in traffic generation;
- Insufficient parking;
- Cars sometimes parked on the bend;
- Cars regularly parked on the restricted road;
- Suggestion of land grabbing of area to south of the dwelling;
- Suggestion of drug and alcohol issues at the property;
- I think the HMO is in breach of the original covenants set out when Thorpe Hall Close was developed;
- Surprise the property has authority (a licence) in its current format;
- Too many people in a single property;

- Emergency vehicles need to be able to gain access to the close;
- Thorpe Hall Close should be the quiet place it was designed to be.

4.3. The one representation is summarised as follows:

- I note that this is a 'retrospective' change of use and that being the case there is little that will change internally and certainly externally.

## 5. Policies

5.1. The adopted development plan policies for the area are set out in the [Local Plan for the Broads](#) (adopted 2019).

5.2. The following policies were used in the determination of the application:

- DM21 - Amenity
- DM23 - Transport, highways and access
- DM35 – Residential development in development boundaries

## 6. Assessment

6.1. The proposal is retrospective for the change of a dwelling house (Use Class C3) to a House of Multiple Occupation (HMO) (Sui Generis). The main issues in the determination of this application are: the principle of development, the suitability of the accommodation, impact on amenity of neighbouring residents and parking provision and highways.

### Principle of development

6.2. Due to the nature of the Broads and the general absence of built-up areas, the Local Plan does not contain specific policies relating to HMOs. Policy DM35 states that new residential development will only be permitted within defined development boundaries and that such development will be of an appropriate scale for the size of the site and settlement and appropriate to its context. Whilst this application is not for new residential development, it is for a different form of residential development and it is therefore useful to be mindful of the objectives of DM35.

6.3. On this basis, the site is within a development boundary and the principle of development is acceptable insofar as it contributes to a range of accommodation types and options, and provides varying volumes of accommodation to meet varying demands.

### Suitability of accommodation

6.4. Space standards for rooms in an HMO are stipulated clearly by the Government. It is a legal requirement that HMOs are licenced and this is dealt with by the relevant district council (in this case Broadland District Council) who provided information to corroborate the licence situation. As part of the consideration of the licencing



application, the property was inspected and all rooms measured to ensure that they met the required standards. Along with this, the amenities and facilities provided at the property were taken into consideration and the combination of these two factors determines maximum occupancy. Properties are licenced with the maximum total number of occupants specified on the licence and maximum number of occupants permitted in each sleeping room specified in the licence conditions.

- 6.5. The subject property has a licence with nine rooms detailed as sleeping accommodation, and all but one room permitted as double (2 person) occupancy. One room has single occupancy permitted only. The maximum total permitted occupants at the property is 17.
- 6.6. Taking into account the fact that the property conforms to national standards and these have been rigorously checked through the licencing regime, it is considered that the accommodation provided is suitable and acceptable.

### **Amenity of residential properties**

- 6.7. There has been a significant amount of interest in this application. The siting of the property at the foot of the downhill part of the cul-de-sac means that all Thorpe Hall Close residents must pass the subject property in order to reach their own property. It is a fairly prominent property and presents itself clearly, being sited on a corner plot without adjacent properties in the usual sense.
- 6.8. The main concerns which have been raised are in relation to noise disturbance, unsightly appearance, and parking issues. Putting these in such simple terms is not to understate their importance, but merely to allow consideration of the matters. A summary of the concerns is provided above and the full responses form part of the application documents. Please note that parking issues will be considered as part of the highways and parking section below.
- 6.9. With regard to noise, this has been described as excessive noise including shouting and use of foul language. It has been stated that this has led to the police being called on more than one occasion. Whilst the noise disturbance as described is unpleasant and undesirable, it is not possible within the realm of planning to control such issues as arguments and shouting, or the use of foul language; this is down to individuals and circumstance. Where arguments result in actions that members of the public consider requires police intervention, this is clearly upsetting and distressing but not an issue with the existence of the HMO per se, but about individuals who reside at the HMO. It is also not the case that such things only occur in HMO situations. It is accepted that a more intensive use can be a contributing factor, but that alone would be insufficient to justify refusing or restricting HMOs, which clearly provide a range of housing options to meet a variety of situations and need.
- 6.10. Where situations do not escalate such that police intervention is considered necessary, excessive noise complaints would be dealt with by the District Council's Environmental Health team. In this case, comments have been provided by the Environmental Health

team, but these made no reference to complaints having been made or a history of issues at the subject property. It is also noted that in considering noise in relation to Policy DM21, this is about planning uses, not the unsociable behaviour of individuals in a residential setting. On this basis, given the size of the property and the separation from neighbouring dwellings, there is no valid planning reason why the use of the premises as an HMO would be unacceptable.

- 6.11. The property has been described by local residents as a physical eyesore, having an adverse effect on the visual amenity of Thorpe Hall Close, and impacting on the character of the Conservation Area. They also present a situation of untidy land, particularly the refuse area where bins are visible at all times with unsightly items being left beside them.
- 6.12. The appearance of dwellings in occupation is down to the individual. Whilst it may be the case that ownership of a property results in a greater attention to its appearance, this is not always the case and there is no intrinsic reason why an HMO would have an adverse effect on the appearance of an area. A perception that an HMO would be untidy is not a material consideration when considering a planning application, furthermore, having visited the site I would not describe the property as unsightly, noting instead that overall it had a clean and tidy appearance. Certain alterations to the property have not helped its overall appearance, and the hard surfacing to the front does not help soften the appearance of the property, but such matters are not under consideration and are a matter of fact.
- 6.13. It is noted, however, that area where the bins are kept is unattractive. These are to the front of the house, very close to the public highway, and are fairly prominent in the street scene. It is accepted that this presents a poor appearance, exacerbated by the prominent location and number of bins required. It was also noted that a number of items had been left next to the bins including a microwave oven and over the course of a month these items remained. In terms of how this presents untidy land there are powers at district council level to investigate the dumping of unwanted items. The bins themselves are poorly located and not within an enclosure, such a requirement could reasonably be achieved through planning conditions. This would make a reasonable contribution to improving the overall appearance of the property
- 6.14. Taking into account the above points, it is considered that the use of the property as an HMO in itself would not adversely impact on the amenity of residential neighbours, with regard to Policy DM21 of the Local Plan for the Broads.

### **Highways and parking**

- 6.15. Parking provision has been cited as an issue by a number of Thorpe Hall Close residents, with issues including insufficient and inadequate provision of parking on site, cars parked elsewhere on Thorpe Hall Close, cars sometimes parked on the bend where the subject property is located, and an increase in traffic generation.

- 6.16. NCC Highways has considered the proposals and whilst noting that parking provision is below current standards, it points out that the property is accessible to local services and public transport links, therefore reliance on private vehicles is not absolute. NCC Highways has not objected to the proposal, subject to conditions requiring the widening of the existing dropped kerb, and the formalisation of the parking area. It is also noted that there is a good provision of on-street parking within Thorpe Hall Close. Parking restrictions (double yellow lines) are only present on one side of the downhill section of the Close, and carrying on for approximately 25 metres following the 90 degree turn in the road. It is therefore considered that any vehicles in excess of the five able to park on site at the property could reasonably be accommodated on street.

#### Other issues

- 6.17. There is no dedicated cycle storage space, such as a covered area with provision of something suitable to lock a cycle to. NCC Highways has requested provision of such an area and this would be required by planning condition. There would appear to be suitable areas to the side of the dwelling to accommodate this.

## 7. Conclusion

- 7.1. The change of use from a dwelling to a 9-bedroom HMO is considered acceptable in principle and the accommodation provided is at a standard considered acceptable when assessed against Government regulations. The rooms have been measured and assessed and a licence obtained from the district council.
- 7.2. There has been a lot of interest in this application and a number of issues raised by local residents. Whilst there is every sympathy due to some of the incidents alleged to have taken place at the site, these are the sorts of disturbances or issues that are dealt with under separate legislation and do not reasonably form reasons for refusal of this planning application. The issues which are under planning control and require addressing would be dealt with through planning conditions, specifically in this context being the refuse storage area. The use of the property as an HMO is not considered to adversely impact on the amenity of residential neighbours.
- 7.3. The local Highways Authority has raised no objection to the change of use from a dwelling to a 9-bedroom HMO subject to conditions to improve the access, parking area and cycle parking provision.
- 7.4. The change of use from a dwelling to a 9-bedroom HMO is therefore considered acceptable with regard to Policies DM35, DM21 and DM23 of the Local Plan for the Broads.

## 8. Recommendation

- 8.1. That planning permission be granted subject to the following conditions:
- i. In accordance with approved plans

- ii. Widening of vehicular access
- iii. Details of access and on-site car parking area including layout, space demarcation, levels, surface, and drainage
- iv. Details of dedicated and secure cycle parking area
- v. Details of bin storage area

## 9. Reason for recommendation

- 9.1. The proposal is considered to be in accordance with Policies DM21 and DM23 of the Local Plan for the Broads, and the National Planning Policy Framework (2021) which is a material consideration in the determination of this application.

Author: Nigel Catherall

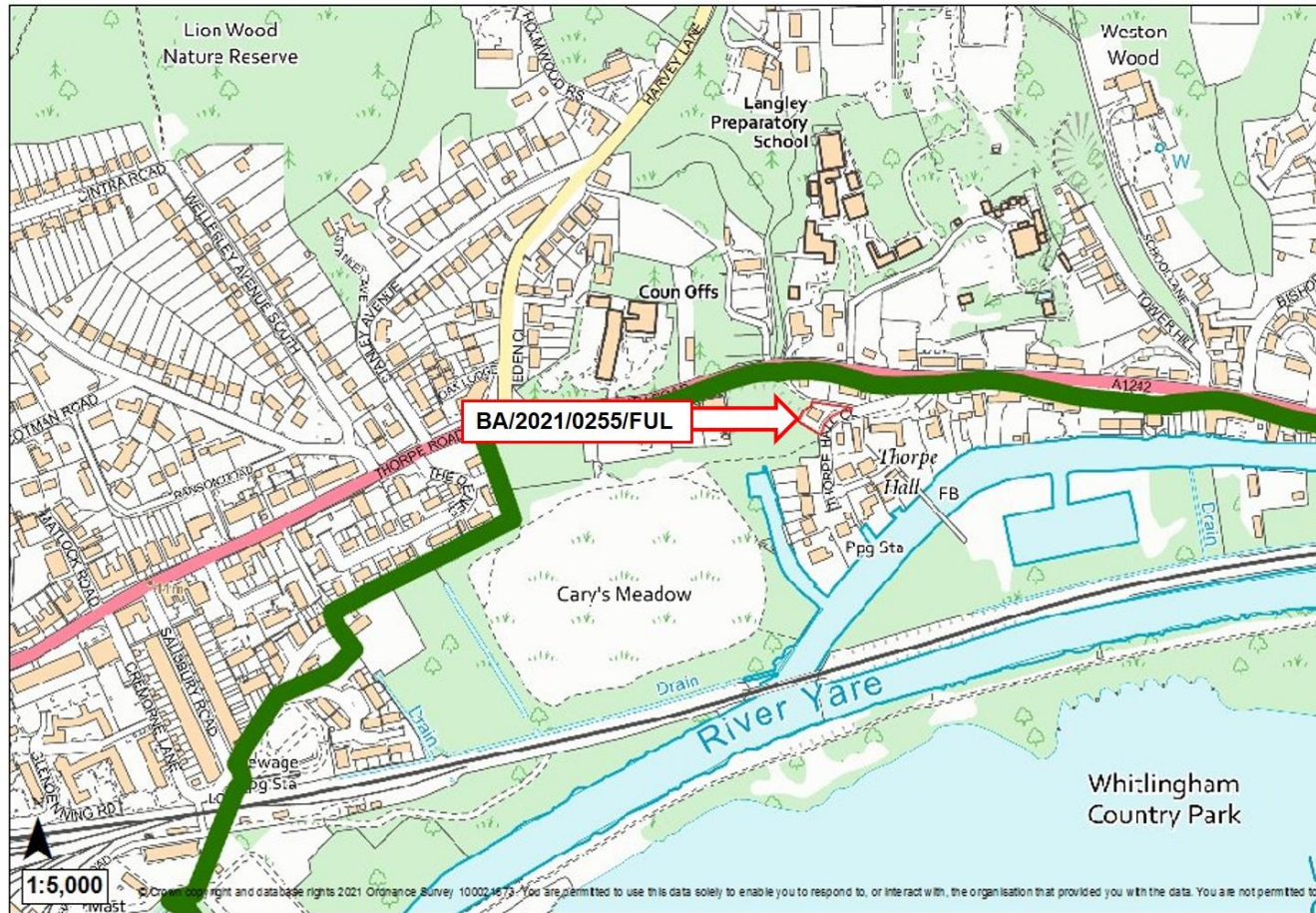
Date of report: 23 September 2021

Background papers: BA/2021/0255/FUL

Appendix 1 – Location map

## Appendix 1 – Location map

BA/2021/0255/FUL - 39 Thorpe Hall Close, Thorpe St Andrew



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# Planning Committee

08 October 2021

Agenda item number 7.2

## BA/2021/0305/CU – Mooring at How Hill, Ludham

Report by Senior Planning Officer

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### Proposal

Change of use from occasional mooring to private mooring on riverside bank with quay heading.

### Applicant

Broads Authority, Yare House, 62-64 Thorpe Road, Norwich, Norfolk, NR1 1RY

### Recommendation

Approve, subject to conditions

### Reason for referral to committee

Director discretion as Broads Authority is applicant. Proposal is a Departure.

### Application target date

7 October 2021

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## 1. Description of site and proposals

- 1.1. The site is situated on the eastern bank of the River Ant between the village of Irstead to the north and Ludham Bridge to the south. How Hill House itself is a Grade II listed building which sits on elevated ground to the east and to the west is Turf Fen Drainage Mill and open marshes.
- 1.2. The moorings here extend from Toad Hall Cottage at the northern end of the pathway approximately 400m towards the south, with the application site the last mooring at the southern end. The moorings are owned by the Broads Authority and are operated as 24 hour visitor moorings. There is a boatshed measuring approx. 10m by 7m located to the north of the moorings, which is used by the Broads Authority for the Electric Eel boat which runs passenger trips along the dykes behind the How Hill National Nature Reserve.
- 1.3. The mooring the subject of this application is 16.8m in length and is located at the southern end of the stretch of moorings. The proposal seeks retrospective permission to change the mooring from a visitor one to a private one, used in association with the property known as Mill House.
- 1.4. The Local Planning Authority (LPA) has been advised that the application has come about as a result of the Broads Authority being approached in April 2019 by an individual who had recently purchased a residence in close proximity to How Hill, with deeds showing a right to a mooring space for any size of boat in the location where the Broads Authority's current How Hill boatshed sits.
- 1.5. The LPA has been advised that following significant investigation, negotiation and discussions with its solicitor, the Broads Authority offered a compromise to the local resident in the form of a restricted mooring space (private) for a restricted period (99 years) in an alternative location at the end of the visitor moorings. This was agreed in the form of new lease drawn up by a solicitor and signed by both parties.
- 1.6. This application seeks to regularise the situation in terms of planning.

## 2. Site history

- 2.1. None.

## 3. Consultations received

Parish Council

- 3.1. Support.

BA Historic Environment Manager

- 3.2. No objections.

## 4. Representations

### 4.1. Two received. Summary of comments:

- The proposal is contrary to the Broads Authority Mooring Plan.
- The proposal is contrary to the Local Plan for the Broads.
- Contrary to the Norfolk & Suffolk Broads Act 1988.
- Inaccuracies in the application details.
- The procedure order has not been followed.
- Toll payers will be disadvantaged from not being able to use the mooring.
- The mooring right has not been proven.
- No justification for the application.
- Details of the legal agreement should be disclosed.
- A different location should have been agreed.

## 5. Policies

### 5.1. The adopted development plan policies for the area are set out in the [Local Plan for the Broads](#) (adopted 2019).

### 5.2. The following policies were used in the determination of the application:

- SP14: Mooring provision.
- DM33: Moorings, mooring basins and marinas.
- DM21: Amenity
- DM16: Development & Landscape

## 6. Assessment

### 6.1. The main considerations in the determination of this application are the principle of the development and the resulting impact on amenity and the landscape character.

#### Principle of development

- ### 6.2. The application seeks to change the use of an existing mooring from public to private for a period of 99 years.
- ### 6.3. Strategic Policy SP14 of the Local Plan for the Broads does seek to protect existing short term visitor moorings and Policy DM33 reinforces this stance as a lack of moorings can restrict the use and enjoyment of the water and impede the local economy. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning



applications should be determined in accordance with the development plan unless there are other material considerations that indicate otherwise.

- 6.4. This proposal is in principle contrary to Policies SP14 and DM33 of the Local Plan for the Broads because it seeks to replace a 16.8m length of visitor mooring with a private mooring for a specific individual. Whilst there is a clear policy presumption against the development in principle, it should be considered what the impacts of allowing this specific proposal would be on the objectives of the policy, whether the proposal is otherwise acceptable and what material considerations may weigh in its favour.
- 6.5. The background to the application is outlined at 1.4 and 1.5 above. The LPA is advised that the evidence submitted was investigated and found to be valid – i.e. the property owner did indeed have a right to moor in the location where the Broads Authority's boatshed is situated. The possibility of a challenge was considered, but it was concluded that the cost would be high and there was a significant risk that the challenge would fail. The boatshed on the land where the historic right to moor is located was built in the late 1980s and is used for the Electric Eel passenger boat. The LPA is advised that the Broads Authority was not aware of this right previously as the deeds were not declared or registered with Land Registry, something which often occurs when dealing with historic paperwork.
- 6.6. How Hill, Toad Hall Cottage and the boatshed are important features for the Broads Authority and, together with the 400m of visitor moorings, form an important set of facilities for Broads users. In order to accommodate the historic mooring in its original location, the Broads Authority would need to demolish the existing boatshed and make good the surrounding quay heading. It would then need either to find an alternative location for the Electric Eel or to construct a replacement boatshed for that use. The most likely location for either of these solutions would be elsewhere on this stretch of land, which is in the applicant's control, and either would result in the loss of a length of the visitor mooring to accommodate the displaced use.
- 6.7. The LPA understands that the agreed compromise solution was that the property owner would instead be offered a section of the visitor mooring for his own private use on a 99 year agreement. This is not transferable. Whilst this would result in the loss of a 16.8m length of mooring, this would in any case be lost if the uses currently undertaken in the existing boatshed had to be relocated, so the outcome would be the same.
- 6.8. The visitor moorings in this location are a well-used and valuable amenity; indeed it is one of the most popular moorings in this area, and any reduction in capacity should be resisted (and planning policy supports this approach) other than in exceptional circumstances. In this case, however, there is a valid historic mooring right enjoyed by a third party which needs to be accommodated. To provide this in its original location (i.e. on the site of the boatshed) would result either in the loss of the boatshed, the uses that it provides and the public benefits which derive from these, or the loss of an equivalent length of moorings to provide space for a replacement boatshed. There

would also be significant costs, both financial and in terms of disturbance, associated with the second option. The alternative is that the third party be provided with a replacement mooring elsewhere at How Hill and this is what is proposed in this application.

- 6.9. On balance, it is considered that the circumstances here are exceptional. Whilst it is recognised that there is a loss of 16.8m of mooring, the public benefits related to the retention of the boatshed in terms of the recreational and education opportunities retained on site, the avoidance of the disturbance which would arise from its demolition and replacement and the environmental and financial costs associated with this, it is considered that these are material considerations which weigh in favour of the proposal.
- 6.10. In conclusion, therefore, whilst it is acknowledged that whilst the application is contrary to the provisions of SP14 and DM33, it is clear that this is an exceptional circumstance and it is not considered on balance that the impacts of the proposal would undermine the objectives of the policy and the scheme can therefore be supported.

#### **Impact upon the landscape and character of the area.**

- 6.11. The proposed change of use does not involve any physical development and so there will be no adverse impact on the character of the area. The mooring already exists and is located at the southern end of the large section of moorings spanning approximately 400m. It is tucked in, away from the main river channel and so there will be no adverse impact on navigation..
- 6.12. The proposal is therefore considered to comply with Policy DM33 (a, b, c, d, e, g & h) and Policy DM16 of the Local Plan for the Broads.

#### **Amenity of residential properties**

- 6.13. The mooring is not located close to residential properties with the user of the mooring themselves located some 400m away to the east. There will therefore be no adverse impact on the amenity of adjoining residents and the proposal is considered to comply with Policy DM21 and Policy DM33 (j & k) of the Local Plan for the Broads.

#### **Legal issues**

- 6.8 The two letters of objection raise issues relating to the deeds, in particular the wording used and whether or not the right to moor should be transferred to future purchasers. These documents have been reviewed by the applicant's legal advisors and were taken into account by the Broads Authority in deciding how to proceed. The contents of the deeds themselves are a civil and legal matter and are not a planning consideration in the determination of this application.

#### **Other issues**

- 6.14. The change of use is not considered to result in any adverse impact on biodiversity or the historic environment.

## **7. Conclusion**

- 7.1. Based on the information submitted to support this application for the proposed change of use from a public to a private mooring, although the proposal is contrary to Policies SP14 and DM33 of the Local Plan for the Broads in terms of the principle of development, there are other material considerations to take into account. These circumstances are considered to outweigh the in-principle policy objection and therefore it is recommended that planning permission is approved subject to conditions.

## **8. Recommendation**

- 8.1. Approve subject to the following condition:
- In accordance with the submitted plans.

## **9. Reason for recommendation**

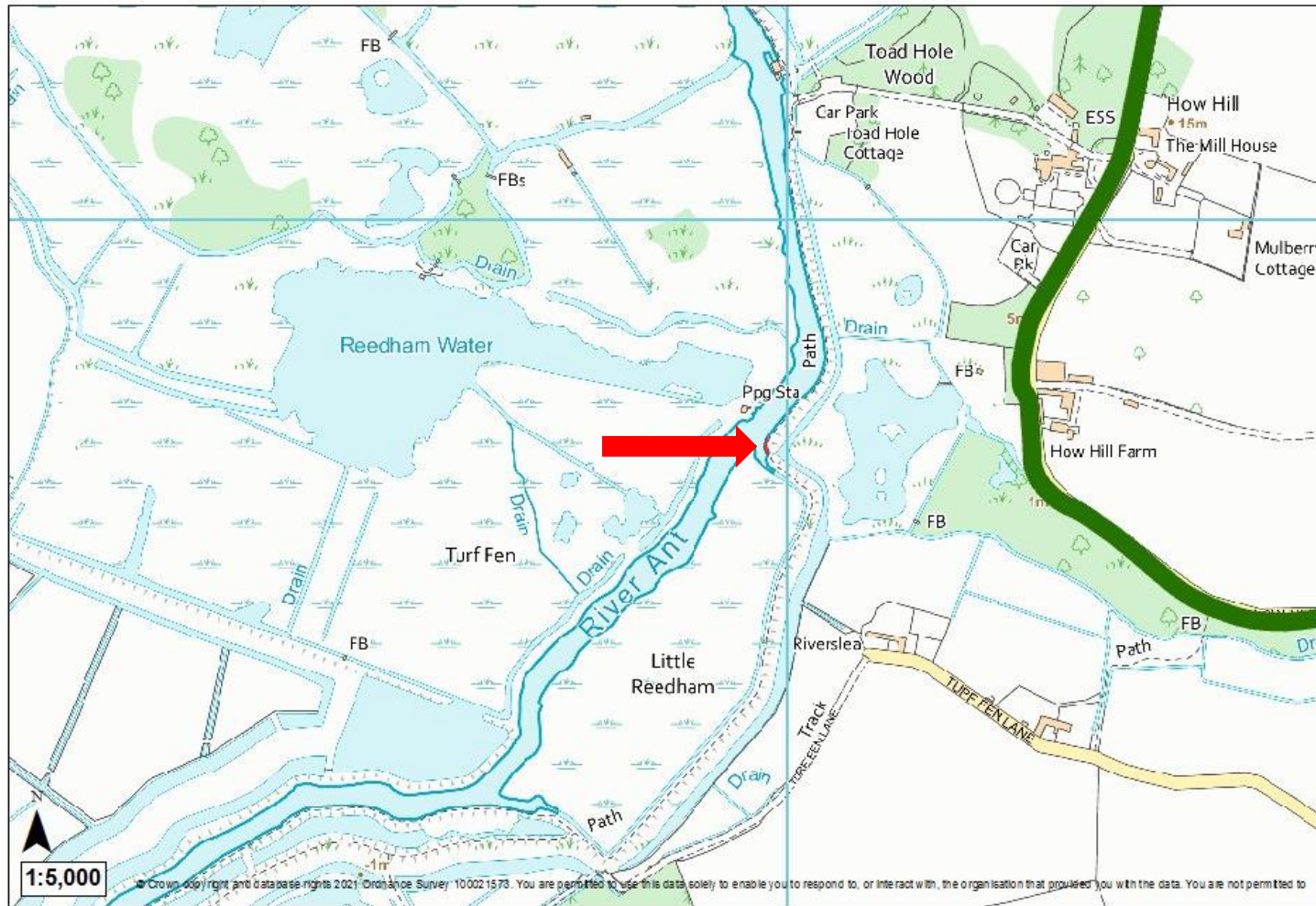
- 9.1. Subject to the conditions outlined above, the application is considered to be in accordance with Policies DM21 and DM16 of the Local Plan for the Broads.

Author: Cheryl Peel

Date of report: 21 September 2021

Appendix 1 – Location map

## Appendix 1 – Location map



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# Planning Committee

08 October 2021

Agenda item number 8

## Enforcement update- October

Report by Head of Planning

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### Summary

This table shows the monthly updates on enforcement matters. The financial implications of pursuing individual cases are reported on a site by site basis.

### Recommendation

To note the report.

Committee date	Location	Infringement	Action taken and current situation
14 September 2018	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	Unauthorised static caravans	<ul style="list-style-type: none"><li>• Authority given to serve an Enforcement Notice requiring the removal of unauthorised static caravans on land at the Beauchamp Arms Public House should there be a breach of planning control and it be necessary, reasonable and expedient to do so.</li><li>• Site being monitored. October 2018 to February 2019.</li><li>• Planning Contravention Notices served 1 March 2019.</li><li>• Site being monitored 14 August 2019.</li><li>• Further caravan on-site 16 September 2019.</li></ul>

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> <li>• Site being monitored 3 July 2020.</li> <li>• Complaints received. Site to be visited on 29 October 2020.</li> <li>• Three static caravans located to rear of site appear to be in or in preparation for residential use. External works requiring planning permission (no application received) underway. Planning Contravention Notices served 13 November 2020.</li> <li>• Incomplete response to PCN received on 10 December. Landowner to be given additional response period.</li> <li>• Authority given to commence prosecution proceedings 5 February 2021.</li> <li>• Solicitor instructed 17 February 2021.</li> <li>• Hearing date in Norwich Magistrates Court 12 May 2021.</li> <li>• Summons issued 29 April 2021.</li> <li>• Adjournment requested by landowner on 4 May and refused by Court on 11 May.</li> <li>• Adjournment granted at Hearing on 12 May.</li> <li>• Revised Hearing date of 9 June 2021.</li> <li>• Operator pleaded 'not guilty' at Hearing on 9 June. Trial scheduled for 20 September at Great Yarmouth Magistrates Court.</li> <li>• <b>Legal advice received in respect of new information. Prosecution withdrawn and new PCNs served on 7 September 2021.</b></li> </ul>
8 November 2019	Blackgate Farm, High Mill Road, Cobholm	Unauthorised operational development –	<ul style="list-style-type: none"> <li>• Delegated Authority to Head of Planning to serve an Enforcement Notice, following liaison with the landowner at Blackgate Farm, to explain the situation and action.</li> </ul>

Committee date	Location	Infringement	Action taken and current situation
		surfacing of site, installation of services and standing and use of 5 static caravan units for residential use for purposes of a private travellers' site.	<ul style="list-style-type: none"> <li>• Correspondence with solicitor on behalf of landowner 20 November 2019.</li> <li>• Correspondence with planning agent 3 December 2019.</li> <li>• Enforcement Notice served 16 December 2019, taking effect on 27 January 2020 and compliance dates from 27 July 2020.</li> <li>• Appeal against Enforcement Notice submitted 26 January 2020 with a request for a Hearing. Awaiting start date for the appeal. 3 July 2020.</li> <li>• Appeal start date 17 August 2020.</li> <li>• Hearing scheduled 9 February 2021.</li> <li>• Hearing cancelled. Rescheduled to 20 July 2021.</li> <li>• Hearing completed 20 July and Inspector's decision awaited.</li> <li>• Appeal dismissed with minor variations to Enforcement Notice. Deadline for cessation of caravan use of 12 February 2022 and 12 August 2022 for non-traveller and traveller units respectively, plus 12 October 2022 to clear site of units and hardstanding. 12 August 2021</li> </ul>
4 December 2020	Land to east of North End, Thorpe next Haddiscoe	Unauthorised change of use to mixed use of a leisure plot and storage.	<ul style="list-style-type: none"> <li>• Authority given for the service of Enforcement Notices.</li> <li>• Section 330 Notices served 8 December 2020.</li> <li>• Enforcement Notice served 12 January 2021 with compliance date 12 February 2021.</li> <li>• March 2021 - Some clearance commenced. Three month compliance period.</li> <li>• Site to be checked for progress. April 2021</li> </ul>

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> <li>• Progress being monitored. May 2021</li> <li>• Site not cleared by deadline. Operator given a further period. June 2021</li> <li>• Negotiations underway. July 2021</li> <li>• Further clearance, but incomplete. 25 August 2021</li> <li>• <b>Further clearance. Inspection needed. 22 September 2021</b></li> </ul>
8 January 2021	Land east of Brograve Mill, Coast Road, Waxham	Unauthorised excavation of scrape	<ul style="list-style-type: none"> <li>• Authority given for the service of Enforcement Notices.</li> <li>• Enforcement Notice served 29 January 2021.</li> <li>• Appeal against Enforcement Notice received 18 February 2021.</li> <li>• Documents submitted and Inspector's decision awaited. September 2021</li> </ul>
16 July 2021	Land off Damgate Lane, Acle	Change of use of land to stationing and use of caravan for residential purposes	<ul style="list-style-type: none"> <li>• Authority given for the service of Enforcement Notices.</li> <li>• Letter to landowner and occupier advising of resolution and requiring cessation of use and removal of caravan by 31 August 2021. 3 August 2021.</li> <li>• Site visit after 1 September 2021.</li> <li>• <b>Caravan no longer occupied. 22 September 2021</b></li> </ul>

Author: Cally Smith

Date of report: 22 September 2021



# Planning Committee

08 October 2021

Agenda item number 9

## National Design Guide and National Model Design Code

Report by Head of Planning

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### Summary

The National Planning Policy Framework states that all Local Planning Authorities should prepare local Design Guides or Codes and this report sets out the Broads Authority's intentions around this.

### Recommendation

To note the report.

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## Contents

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3.	The National Model Design Code	2
4.	Preparing a Design Guide for the Broads	3
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## 1. Introduction

- 1.1. On 20 July 2021 the Government published a revised National Planning Policy Framework (NPPF), which is the document setting out the national approach and principles for planning, and it provides the framework within which a Local Planning Authority (LPA) must prepare its Local Plan.
- 1.2. The revised NPPF did not make major changes to the predecessor NPPF, but there were some changes of emphasis as well as a revised housing test and an increased focus on design. The revised chapter on design (Chapter 12 'Achieving Well Designed Places') is attached at Appendix 1 in a tracked-change version so Members can see the differences between the 2019 and 2021 versions of the NPPF.

- 1.3. One of the main changes is the requirement set out in paragraphs 128 and 129 for LPAs to prepare design guides or codes for their area, with further guidance on this given in the National Design Guide and the National Model Design Code. This report sets out how the LPA proposes to do this.

## 2. The National Design Guide

- 2.1. The [National Design Guide](#) is a comprehensive document that sets out the rationale and role of good design. It identifies and illustrates the Government's priorities for well-designed places in the form of ten characteristics. These ten characteristics are:
  - i. Context (enhance the surroundings)
  - ii. Identify (attractive and distinctive)
  - iii. Built form (a coherent pattern of development)
  - iv. Movement (accessible and easy to move around)
  - v. Nature (enhanced and optimised)
  - vi. Public spaces (safe, social and inclusive)
  - vii. Uses (mixed and integrated)
  - viii. Homes and buildings (functional, healthy and sustainable)
  - ix. Resources (efficient and resilient)
  - x. Lifespan (made to last)
- 2.2. Further details and information is then provided about each of the characteristics, as well as examples of good practice and illustrations.
- 2.3. The National Design Guide is effectively an urban design manual and sets out the principles and practice of creating well designed, responsive environment. It is not limited to new buildings, but covers the entire public realm. Unsurprisingly, the document focuses mainly on urban environments and is likely to be most useful on larger sites or for urban infill schemes, however whilst there is little reference to the rural environment (built and otherwise), the characteristics and design principles apply nonetheless. Some of the ten characteristics will be more relevant in a rural area than others.
- 2.4. The principles contained within the document are well established, but this is the first time they have been set out formally in this way as an indication of the Government's expectations and this is welcome as it strengthens the ability of an LPA to apply design standards as a criterion in decision making.

## 3. The National Model Design Code

- 3.1. The [National Model Design Code](#) is published to complement the National Design Guide. It provides detailed guidance on the production of design codes, guides and policies, identifying the three stages of production of a design code (Analysis, Vision, Code), and is effectively a toolkit for LPAs to use when producing their own documents.

- 3.2. It also explains that the geographic coverage, level of detail and degree of prescription in a design code or guide should be tailored to the circumstances and scale of change in each place. There is also guidance on the involvement of the local community in the process.

## 4. Preparing a Design Guide for the Broads

- 4.1. The NPPF states at paragraph 128 that “all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences”. It goes on to explain in paragraph 129 that “Design guides and codes can be prepared at an area-wide, neighbourhood or site specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents”.
- 4.2. It is proposed that the design guide and code work for the Broads is developed in parallel with the Local Plan review, as there are similarities in the processes and the consultation and engagement work can be shared. It is proposed that the consultation on the Local Plan ‘Issues and Options’ will take place in summer 2022 and this timescale is appropriate for the preparation of the preliminary work on the design guide and code.
- 4.3. Members will recall that the Government’s 2020 Planning [White Paper](#) proposed the classification of all land into one of three different types of area, which were identified as ‘growth’, ‘renewal’ or ‘protection’. Whilst there is currently uncertainty around how these plans will be taken forward by Government, the nature of the Broads (both in terms of its protected status and the constraints) means the emphasis in any design guide or code for the Broads area is likely to be on the protection and reinforcement of its existing qualities and characteristics, rather than on the design of new development. It is therefore intended that the preliminary work will focus on documenting the key design characteristics of the Broads, and then developing these in relation to the ten characteristics set out in the National Design Guide.
- 4.4. It is useful to note that there are already a number of documents which cover design in the Broads. These include the [Planning for Waterside Bungalows/Chalets Guide](#) which provides design guidance for a specific form of building, the [Sustainability Guide](#) (which was prepared in 2011, and specific analysis of particular areas in the various Conservation Area Appraisals. In addition, the adopted Local Plan includes commentary and advice around a number of the themes identified in the ten characteristics, including, for example, the natural environment section with the [Biodiversity Enhancements Guide](#), and the landscape section with the [Landscaping Strategy Guide](#). Much of this work can be used to develop and inform the design guide and code.
- 4.5. There may be opportunities to work with other LPAs on design guides which cover larger or shared areas. The Suffolk LPAs are working together on developing a Suffolk-wide Design Charter and the Broads Authority has had some involvement in this.

## 5. Financial implication

- 5.1. There will be financial implications associated with the production of a Broads Design Guide or Code, but in the first instance the requirement will be mainly for officer time. There will be a need for additional resources to develop the document, including the costs of material for consultation and final publication, and this will need to be budgeted for in 2021/22.

## 6. Conclusion

- 6.1. The preparation of a Design Guide and Code for the Broads will provide guidance for communities and developers around acceptable forms of development and will enable the LPA to ensure the protection of the Broads whilst allowing new development which contributes to the quality of the area.

Author: Cally Smith

Date of report: 22 September 2021

Background papers: National Design Guide and National Model Design Code

## 12. Achieving well-designed places

~~424.~~126. The creation of high quality, [beautiful and sustainable](#) buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

~~425.~~127. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood [plans](#)~~planning groups~~ can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, [both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers](#).

128. To provide maximum clarity about design expectations at an early stage, ~~plans or supplementary~~[all local planning documents](#)~~authorities~~ should ~~use visual tools such as~~[prepare](#) design guides ~~and/or~~ codes. ~~These~~ [consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences](#). Design guides and codes provide a [local](#) framework for creating [beautiful and](#) distinctive places, with a consistent and high quality standard of design. ~~However their~~[Their geographic coverage](#), level of detail and degree of prescription should be tailored to the circumstances [and scale of change](#) in each place, and should allow a suitable degree of variety ~~where this would~~.

~~426.~~129. [Design guides and codes can be justified](#)~~prepared~~ at an area-wide, [neighbourhood or site- specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents](#). [Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes](#).

~~427.~~130. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

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- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future ~~users~~<sup>46</sup>; ~~users~~<sup>49</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

~~131.~~ Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined<sup>50</sup>, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

~~428.~~132. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

~~429.~~133. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life<sup>47</sup>. a Healthy Life<sup>51</sup>. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local ~~planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.~~

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<sup>49</sup> Planning policies for housing should make use of the Government's optional technical standards for accessible and adaptable housing, where this would address an identified need for such properties. Policies may also make use of the nationally described space standard, where the need for an internal space standard can be justified.

Permission<sup>50</sup> Unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate.

<sup>51</sup> Birkbeck D and Kruczkowski S et al (2020) *Building for a Healthy Life*



planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.

134. Development that is not well designed should be refused ~~for development of poor design that, especially where it fails to take the opportunities available for improving the character and quality of an area and the way it functions, reflect local design policies and government guidance on design<sup>52</sup>, taking into account any local design standards or style guides in plans or guidance and supplementary planning documents, such as design guides and codes.~~ Conversely, ~~where the design of a significant weight should be given to:~~

a) development ~~accords~~ which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. overall form and layout of their surroundings.

~~430.~~ 135. Local planning authorities should ~~also~~ seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

~~130. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.~~

~~434.~~ 136. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

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<sup>52</sup> [Contained in the National Design Guide and National Model Design Code.](#)

~~Planning policies for housing should make use of the Government's optional technical standards for accessible and adaptable housing, where this would address an identified need for such properties. Policies may also make use of the nationally described space standard, where the need for an internal space standard can be justified.~~

<sup>47</sup> ~~[Birkbeck D and Kruczkowski S \(2015\) \*Building for Life 12: The sign of a good place to live.\*](#)~~

# Planning Committee

08 October 2021

Agenda item number 10

## Sustainability Appraisal Scoping Report consultation- comments received

Report by Planning Policy Officer

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### Summary

A Technical Consultation on the Sustainability Appraisal Scoping Report was held between July and August 2021. This report presents the comments received.

### Recommendation

To note the comments and support the responses and proposed changes to future iterations of the Sustainability Appraisal.

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## 1. Introduction

- 1.1. The Local Plan for the Broads and the Broads Plan are both under review. One of the first tasks in the review process for both plans is to produce a Sustainability Appraisal (SA) Scoping Report. A key aim of the scoping procedure is to help ensure the SA process is proportionate and relevant to the plans being assessed.
- 1.2. Following June's [Planning Committee meeting](#), the Authority consulted on the SA Scoping Report in July and August 2021. The comments received, responses and proposed amendments to future iterations of the SA are set out in Appendix 1. Any changes will be reflected in subsequent versions of the SA.

Author: Natalie Beal

Date of report: 21 September 2021

Ref	Name	Organisation	Comment	BA response	Amendments
#1	Laura Mundy	East Suffolk Council	<p>The Literature Review at Appendix 2 does not appear to include the local plans of neighbouring authorities. Whilst there is mention of the relevant authorities in the main body of the text, it may be worth including those plans within Appendix 2 for completeness. The key plans that we are aware of are:</p> <ul style="list-style-type: none"> <li>• Great Yarmouth Local Plan Part 1 (includes Core Strategy 2013-2030). Part 2 currently under preparation;</li> <li>• East Suffolk Council- Waveney Local Plan (2018-2036);</li> <li>• Greater Norwich Local Plan, Submission Version (2021);</li> <li>• Joint Core Strategy for Broadland, South Norfolk and Norwich (2014);</li> <li>• South Norfolk Local Plan Site Allocations Document (2015);</li> <li>• South Norfolk Local Plan Development Management Policies Document (2015);</li> <li>• Broadland District Council Development Management DPD (2015);</li> <li>• Broadland District Council Site Allocations DPD (2016);</li> <li>• North Norfolk District Council Core Strategy and Development Management Policies (2008);</li> <li>• North Norfolk Site Specific Allocations DPD (2011).</li> </ul>	<p>We are of course aware of these documents. A separate piece of work will be assessing them as we produce the policies. We will wait a few months to produce this piece of work as we are aware of the examination into the Greater Norwich Local Plan, the GYBC Local Plan will soon be adopted and the next round of consultation on the NNDC Local Plan is expected by the end of the year.</p>	<p>In future SA, include link to separate piece of work that assesses the Local Plans that are relevant to the Broads in detail.</p>
#2	Laura Mundy	East Suffolk Council	<p>In addition to the Local Plans listed above, there are several other locally specific documents that we have picked up through our scoping exercises that you may want to also consider including in Appendix 2 (see also response to Q3):</p> <ul style="list-style-type: none"> <li>• Norfolk Ambition ‘The Community Strategy for Norfolk’, 2003-2023 (refreshed in 2008);</li> <li>• Great Yarmouth Local Air Quality Management Review, ongoing;</li> <li>• Great Yarmouth Strategic Flood Risk Assessment, 2017;</li> <li>• Great Yarmouth Landscape Character Assessment, 2008;</li> <li>• Suffolk’s Local Transport Plan, 2011-2031;</li> <li>• Transforming Suffolk Community Strategy 2008-2028;</li> <li>• Suffolk Growth Strategy, 2013;</li> <li>• Suffolk’s Inclusive Growth Framework – updated Nov 2020;</li> <li>• Suffolk Health and Wellbeing Strategy 2012-2022 (Strategy Refresh 2019-2022);</li> <li>• Suffolk Climate Change Partnership - Suffolk Climate Action Plan 3, 2017;</li> <li>• Suffolk Biodiversity Action Plan, 2012;</li> <li>• Suffolk Flood Risk Management Strategy, March 2016;</li> <li>• Suffolk Minerals and Waste Local Plan, 2020;</li> <li>• Suffolk Historic Landscape Characterisation Map;</li> <li>• East Suffolk Tourism Strategy, 2017-2022;</li> <li>• Suffolk Local Authorities – Air Quality Management and New Development, 2011;</li> <li>• Suffolk Coastal and Waveney SFRA, 2018;</li> <li>• Waveney District Council Water Cycle Study, 2017;</li> <li>• East Suffolk Housing Strategy 2017-23;</li> <li>• Waveney District Council Landscape Character Assessment, 2008;</li> <li>• Environment Agency East Suffolk Abstraction Licencing Strategy, 2020;</li> <li>• Environment Agency Catchment Flood Management Plan East Suffolk (CFMPs), 2009;</li> <li>• Suffolk Shoreline Management Plan – Lowestoft Ness to Felixstowe Landguard Fort (2015);</li> <li>• Kelling to Lowestoft Ness Shoreline Management Plan (SMP) (2012);</li> <li>• Environment Agency River Basin Management Plan for the Anglian River Basin District (2016).</li> </ul>	<p>Noted. We will assess relevant documents in the next version of the SA.</p>	<p>Assess documents as part of the next version of the SA.</p>
#3	Laura Mundy	East Suffolk Council	<p>The list provided on pages 10 &amp; 11 of the draft Scoping Report adequately describes the special qualities of the Broads. You may, however, want to add reference to ‘dark skies’ against h). Dark skies are picked up as a strength in the SWOT analysis and in the SA framework, therefore including reference here would ensure consistency.</p>	<p>Noted. We will consider this amendment.</p>	<p>Consider adding dark skies to the special qualities.</p>
#4	Laura Mundy	East Suffolk Council	<p>We welcome and the baseline chapter as a comprehensive overview of the existing environmental, economic and social characteristics of the area. You note in the introduction to this section that much of the data is based on the 2011 Census and that future SA reports will take account of the 2021 Census. For clarity, you may also want to note here that many of the census data refers to ‘Waveney’ which no longer exists as a local authority.</p>	<p>Noted, but the Waveney and Suffolk Coastal data is the only Census data that exists at the moment. It is presumed that the 2021 Census Data will relate to the East Suffolk area and therefore will be included in future Sustainability Appraisals.</p>	<p>No change.</p>
#5	Laura Mundy	East Suffolk Council	<p>Within the Baseline chapter there are references to some documents that do not appear within the Literature Review. These are:</p> <ul style="list-style-type: none"> <li>• Page 19- Reference is made to the Broadland Rivers Catchment Flood Management Plan. However, this is not included in the literature review.</li> <li>• Page 19- Reference is made to the Broadland Rivers Catchment Abstraction Management Strategy. However, this is not included in the literature review.</li> <li>• Pages 4, 5, 9, 12, 19 and 20- Reference is made to the Natural Capital Evidence Compendium for Norfolk and Suffolk (2020). However, this is not included in the literature review.</li> <li>• Pages 22 and 23- Reference is made to the STEAM Report. However, this is not included in the literature review.</li> </ul>	<p>Noted. Will include these in the literature review for the next version of the SA.</p>	<p>Include these documents in the next version of the SA Literature Review.</p>
#6	Laura Mundy	East Suffolk Council	<p>No significant comments on this section, there is however a small typo at the end of t) -‘compendium8’.</p>	<p>Noted. That is a footnote reference and should be superscript.</p>	<p>Amend in next version of the SA.</p>
#7	Laura Mundy	East Suffolk Council	<p>The SA Objectives reflect the identified characteristics, baseline data, and SWOT analysis. The following comments relate to the decision-making criteria set out in Appendix 5 of the draft Scoping Report.</p> <p>ENV1 - Could include cycling distance from key services.</p> <p>ENV5 - Could make reference to flood risk, specifically that arising as the result of climate change.</p> <p>ENV7 - Could reference contaminated land. Should consider agricultural land quality.</p> <p>ENV8 - Should consider potential increases in waste production.</p> <p>ENV10 - Could include reference to residential amenity</p> <p>SOC4 - Should also consider specialist housing.</p> <p>SOC6 - Could include cycling distance from key services.</p>	<p>ENV1 - agreed</p> <p>ENV5 - ENV6 covers flood risk adequately</p> <p>ENV7 - agreed</p> <p>ENV8 - consider this is covered adequately in the framework</p> <p>ENV10 - agreed</p> <p>SOC4 - agreed</p> <p>SOC6 - agreed</p>	<p>ENV1 - add cycle distance to decision making questions.</p> <p>ENV5 - no change</p> <p>ENV7 - include contaminated land and agricultural land quality</p> <p>ENV8 - no change</p> <p>ENV10 - add reference to amenity</p> <p>SOC4 - add reference to older persons and specialist housing</p> <p>SOC6 - add cycle distance to decision making questions</p>
#8	Liam Robson	Environment Agency	<p>This is generally adequate. This would benefit from a basic map showing an outline of the area boundary, to help with interpretation of other maps shown, such as in appendix 3.</p>	<p>Agreed.</p>	<p>Include map of the area of the Broads in next version of SA.</p>
#9	Liam Robson	Environment Agency	<p>In regards to Appendix 3a – the baseline data shown here is comprehensive but would benefit from explanation of some terms such as ‘meeting PSA target’ in table 1, and ‘wasted peat’ in map 4.</p>	<p>Agreed.</p>	<p>Ensure terms are explained in future documents.</p>

#10	Liam Robson	Environment Agency	In regards to Appendix 3a – ‘WFD Ecological Status 2013’ is mentioned – this sentence needs updating, as 2019 status is available (as in map 7).	Agreed.	Update reference.
#11	Liam Robson	Environment Agency	In regards to Appendix 3a –There is a paragraph mentioning phosphate specifically and this could be updated and have a map too to show that many waterbodies do meet WFD P status.	Agreed.	Update and include map.
#12	Liam Robson	Environment Agency	Appendix 2 is very comprehensive but also need to give consideration to water cycle studies, such as the Greater Norwich WCS which is updated / being updated in 2021.	Noted. We will assess relevant documents in the next version of the SA.	Assess documents as part of the next version of the SA.
#13	Liam Robson	Environment Agency	Please refer to the latest climate change guidance and allowances available on the following link: <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a> This has recently been updated.	Noted	Will include in the literature review section.
#14	Liam Robson	Environment Agency	As you are aware the Environment Agency are working with the Broads Authority to deliver the Broadlands Futures Initiative. This will be an important piece of work in understanding the longer term management of the Broads. We are pleased to note that the BFI will inform the Local Plan as and when the information becomes available.	Noted	No change.
#15	Liam Robson	Environment Agency	As part of the BFI the Environment Agency are reviewing and updating the hydraulic modelling for fluvial, tidal and coastal flooding relevant to the Broads area. This work is underway, but due to the size of the project it is not due to be completed for some time (around the end of 2023). As well as informing the BFI this modelling will update our understanding of flood risk to communities in the Broads and help us identify locations where flood risk management could be improved this includes communities such as Geldeston, Dockeney and Gillingham. Other communities may be identified as part of this modelling.	Noted. Will include in the baseline data section.	Will include in the baseline data section.
#16	Liam Robson	Environment Agency	The Environment Agency are also currently working on the following flood risk management projects in the Broads Authority area.	Noted. Will include in the baseline data section.	Will include in the baseline data section.
#17	Liam Robson	Environment Agency	Great Yarmouth flood defences Project The Environment Agency is currently delivering the Great Yarmouth flood defences Epoch 2 (2016 –2021) project to refurbish and improve approximately 4km of flood defences and the supporting quayside in the town to help manage the flood risk to around 2000 homes and 700 businesses. Epoch 3 (2021-2026) is at an early stage of business case development. A substantial amount of partnership funding will again need to be secured in order for this project to progress as planned. Partners are beginning work to identify funding sources for Epoch 3 and to identify a sustainable income stream to meet future investment required to manage flood risk to the town.	Noted. Will include in the baseline data section.	Will include in the baseline data section.
#18	Liam Robson	Environment Agency	Beccles Flood Risk Management Project We are in the early stages of a project to investigate ways to reduce the number of people and properties at risk of flooding from the River Waveney in Beccles. We have undertaken an ‘initial assessment’ report which produced a number of potential ways to improve the management of flood risk in Beccles. Options include: Maintaining the existing flood wall but replacing the flood boards with flood gates. Individual Property Flood Resilience (PFR) measures ie. flood doors or barriers, air brick covers. We will be undertaking a number of surveys and additional assessments of the existing defences in Beccles. This along with information from the flooding in December 2020 will help to inform the projects next steps.	Noted. Will include in the baseline data section.	Will include in the baseline data section.
#19	Liam Robson	Environment Agency	Bungay Flood Risk Management Project We are in the early stages of a project in Bungay. We are updating our flood risk model of the River Waveney to help improve our understanding of flood risk in Bungay and the surrounding area. This update will use information obtained from the December flood event to make the modelling as representative as possible. This modelling will help inform an ‘initial assessment’ to explore options to manage the flood risk, working with the community and our partners, such as East Suffolk Council, Suffolk County Council and Norfolk County Council.	Noted. Will include in the baseline data section.	Will include in the baseline data section.
#20	Liam Robson	Environment Agency	We are pleased to note that consideration will be given to the need to review the SFRA. Guidance on when to update your SFRA is available on the following link: <a href="https://www.gov.uk/guidance/local-planning-authorities-strategic-flood-risk-assessment#when-to-review-or-update-your-sfra">https://www.gov.uk/guidance/local-planning-authorities-strategic-flood-risk-assessment#when-to-review-or-update-your-sfra</a>	Noted. We produced the SFRA with other Norfolk Authorities and will use this information as and when discussions are held about a review.	No change.
#21	Liam Robson	Environment Agency	The modelling used to inform the previous SFRA relevant to the Broads Authority area has not been updated since the SFRA’s publication. As mentioned above the majority of the models will be updated by the modelling supporting the BFI. Please see the table below for more details. <Table is at Appendix B>	Noted. We produced the SFRA with other Norfolk Authorities and will use this information as and when discussions are held about a review.	No change.
#22	Liam Robson	Environment Agency	Please note the table above only details the models which cover the Broads Authority area. The previous SFRA covered several LPA districts so more models were used than listed above. Some models outside of the Broads Authority area have been updated since its publication. This will mean other authorities will have new flood risk models available to update the SFRA. Should the SFRA be updated consideration will need to be given to how to do this due to the cross over with other authority areas.	Noted. We produced the SFRA with other Norfolk Authorities and will use this information as and when discussions are held about a review.	No change.
#23	Liam Robson	Environment Agency	In addition to updated modelling you should also consider the updated climate change allowances and guidance provided in the hyperlink above. Since the SFRA was published our climate change guidance and the allowances for fluvial flooding and sea level rise have been updated. Our modelling does not currently reflect these changes. Therefore there is an option for you to update the SFRA to ensure it considers the latest climate change guidance. However the new climate change allowances will be incorporated in the model updates undertaken as part of the BFI work, so you could wait until the modelling we are undertaking is completed.	Noted. We produced the SFRA with other Norfolk Authorities and will use this information as and when discussions are held about a review.	No change.
#24	Liam Robson	Environment Agency	In determining whether to update the SFRA it is important to understand if the local plan review will involve changing or updating the current development allocations. This will dictate if an assessment against fluvial, tidal and coastal flood risk is required and therefore if the SFRA should be updated. If allocations are in flood risk areas you are likely to need an updated evidence base to consider the latest climate change. This would need to be updateable in the future so it can consider our new modelling for the Broads and coast once it is complete.	Noted. We produced the SFRA with other Norfolk Authorities and will use this information as and when discussions are held about a review.	No change.
#25	Liam Robson	Environment Agency	ENV2 In relation to policy ENV2, we would recommend revising as follows: To safeguard a sustainable supply of water, to protect and improve water quality, and to use water efficiently. The addition of the word ‘protect’ covers the requirements of water framework directive to protect and prevent deterioration.	Agreed.	Change ENV 2 to: To safeguard a sustainable supply of water, to protect and improve water quality, and to use water efficiently

#26	Liam Robson	Environment Agency	ENV 5. It would be good if the document could include the word resilient in this objective. It's similar to the word adapt but it is more consistent with the wording in EA2025 and other government policy which aims to help communities to become more resilient to a changing climate. Suggestion for ENV5 SA Objective wording: To adapt, become resilient and mitigate against the impacts of climate change. The decision criteria question could be: Will the plan help communities become more resilient and adapt to the impacts of climate change?	Agreed.	Change ENV5 to: To adapt, become resilient and mitigate against the impacts of climate change and add Will the allocation/policy/strategic action help communities become more resilient and adapt to the impacts of climate change to the decision making questions.
#27	Liam Robson	Environment Agency	ENV6 – The decision making criteria are a little muddled and repetitive please see ideas below. ☒ Bullet point 1 could be changed to: Will the plan guide inappropriate development away from flood risk areas? ☒ Bullet point 2 could be changed to: Does the plan ensure that where development in flood risk areas is permitted, the risks to people and property are managed/mitigated? ☒ Bullet point 4 implies development should be located in the areas at highest risk of flooding? Development should be located in areas at lowest risk. ☒ Bullet point 7 – This could be changed to: Will the plan consider the risk of flooding to communities/allocations both now and in the future taking account of climate change? ☒ Bullet point 13 – Could this be changed to consider flood risk in general and not just the coast. We would not want the local plan to impact future flood risk management projects/schemes or impact on the outcome of the BFI. Could it be changed to: Does the policy affect opportunities for future flood and coastal risk management? ☒ Bullet point 14 – As above could this be changed to: Does the allocation/policy/strategic action restrict choice for managing flood risk and the coast in the future?	Agreed.	Decision making criteria amended to reflect these comments.
#28	Ian Robinson	RSPB	Page 11 3.7 – Water. Last sentence is inaccurate. Deficiency is affecting the entirety now and isn't just a factor which may affect the Broads during peak tourist season, influx during this season will only exacerbate the problem.	Agreed.	Will amend this section to reflect this comment.
#29	Ian Robinson	RSPB	Page 18 3.9 – the statement 'parts of the Yare Broads and Marshes are unfavourable due to excess water levels – this doesn't align with the unit condition assessment.	Noted.	Will check the assessment and amend as required.
#30	Ian Robinson	RSPB	In addition need to state the pattern of inundation/rainfall is changing and species are unable to adapt to these changes.	Noted.	Will add this to the text.
#31	Ian Robinson	RSPB	Consideration needs to be given to translocating species ahead of any irreversible changes resulting from climate change or sea level rise. Follow up comment:  If species such as fen orchid or any of the 66 species which are found exclusively in the Broads and which have been the subject of conservation action and management for many years were deemed worthy of protection organisations and protected landscape should consider how to maintain populations in the short term. Part of that approach would need to be ensuring management is optimal to at least maintain and ideally increase numbers.  In parallel there needs to be planning and input from statutory agencies (e.g. NE, EA, BA) as well as NGO's and landowners regarding how to deal with species which have niche requirements (like fen orchid) and which would be difficult to maintain in situ (in the face of climate change and sea level rise).  The decision might be one of maintain with the ultimate view that the species will ultimately be lost, or it may be maintain with the aim of finding alternative sites further inland which could become sites able to accept species in the Broads under threat, and which have suitable conditions to support successful translocation.  The point I was trying to make is to start considering these issues now and looking for potential donor sites and planning in advance of irreversible changes. It really requires a partnership approach and where a species is championed by an organisation that organisation should act as lead supported by others.  There will also be a need to communicate the likelihood of change, along the lines that Broadland Futures Initiative and Water Resources East are doing.	The Broads Authority have been discussing actual species translocation, species translocation via habitat connectivity with partners for decades and have supported several active projects within the Broads. We are supporting BFI who are reviewing salinity and hydrological connection to assess climate change or sea level rise risk factors. Our Biodiversity Audit outlines some of this risk.	No change to document, but will consider this comment as produce the Local Plan for the Broads and Broads Plan.
#32	Ian Robinson	RSPB	General Comment – a lot of the maps are useful but the resolution is too fine and makes it difficult to make use of them/see detail	Noted. These were how the maps were sent to us.	Will liaise with data provider about ways to present data in future iterations of the SA.
#33	Ian Robinson	RSPB	Page 23 STEAM report Fig 4 – acronyms need clarifying. The information provided is useful but is hard to interpret	Noted. In future iterations, will provide some explanation.	In future versions, explain the STEAM data.
#34	Ian Robinson	RSPB	Page 32 Map 16 – relevance. Much of the dark blue area is farmland and has negligible issues related to housing. The map provides a disproportionate assessment of reality.	LSOAs (Lower-layer Super Output Areas) are small areas designed to be of a similar population size, with an average of approximately 1,500 residents or 650 households. The issue may be as to how much of a LSOA is actually within the Broads, and the recently completed Indices of Multiple Deprivation Topic Paper shows things in more detail and provides estimates of the amount of a LSOA that is within the Broads.	No change.
#35	Ian Robinson	RSPB	Page 39 Map 17 Page 40 Map 18 and Page 43 Map 19 – of very little use due to there being too much information crammed into a very small area. Might be better to provide a link to enable interpretation with better resolution	Noted. These were how the maps were sent to us.	Will liaise with data provider about ways to present data in future iterations of the SA.
#36	Ian Robinson	RSPB	Page 44 Map 20 – don't understand the relevance of this map, needs context	As stated in the report, this map shows incidences of crime near to the Broads in Norwich along the banks of the River Wensum.	No change.
#37	Ian Robinson	RSPB	Page 14 etc 6.4 – opportunity. Add 'educate residents in and adjacent to the National Park in wiser, more sustainable use of water resource.'	Comment noted. Whilst the BA does have an education function, that tends to be more in relation to school children rather than home owners. We think that Essex and Suffolk Water and Anglian Water Services are best placed to deliver such education.	No change.
#38	Ian Robinson	RSPB	Page 19 8.4 – are the timescales fixed? I wonder if there could be alignment with Shoreline Management Plan terminology and use of the timescales used therein e.g. short=0-25 years, medium=25-50 years, long= 50-100 years.	Various other Suffolk and Norfolk LPAs and National Park Authorities were asked what timescales they use in their SA and the timescales as set out in the SA Scoping Report seem to be common.	No change.
#39	Ian Robinson	RSPB	8.8 – does the word cumulative mean the same as in-combination	In combination would be the correct term for HRA, but this is SA. Note that 8.9 relates to synergistic effects and that is like in combination.	No change.
#40	Ian Robinson	RSPB	Page 39 – ENV2 – misses the main factor namely use of/demand for water by householders is too high and unsustainable	Point noted and that is inferred in the wording that relates to the zone being in deficit.	No change.

#41	Ian Robinson	RSPB	ENV3 – add physical management and maintenance of habitats	Agreed.	Add this to decision making criteria for ENV3.
#42	Ian Robinson	RSPB	ENV5 -add impact of shoreline management plans.	More relevant to EN6 - agree and add that to decision making criteria.	Amend decision making criteria for ENV5: Does the allocation/policy/strategic action affect the shoreline management plan?
#43	Andrew Marsh	Historic England	<p>We recommend that the special qualities of the Broads, point ‘J’ is renamed ‘Historic Environment’. The historic environment is considered the most appropriate term to use as a topic heading as it encompasses all aspects of heritage, for example the tangible heritage assets and less tangible cultural heritage, and both designated and non-designated heritage assets. Point ‘J’ should then list heritage asset using terminology consistent with the NPPF, namely:</p> <ul style="list-style-type: none"> <li>•<del>I</del>sted Buildings</li> <li>•<del>S</del>cheduled Monuments</li> <li>•<del>C</del>onservation Areas</li> <li>•Registered Parks and Gardens</li> <li>•Registered Battlefields</li> <li>•<del>P</del>rotected Wrecks</li> <li>•<del>N</del>on-designated heritage assets / Local Heritage Assets / Locally Listed Heritage Assets / Locally Listed Buildings</li> <li>•Heritage at Risk</li> </ul>	Agree with the change to the text. The list could be included as a footnote.	Amend point j to Historic Environment and add list as a footnote.
#44	Andrew Marsh	Historic England	We welcome the identification of sustainability issues and problems set out in section 6, particularly those related to the historic environment, and are particularly pleased to see reference within the section to setting, archaeology, waterlogged heritage, and heritage at risk.	Support noted.	No change.
#45	Andrew Marsh	Historic England	We are however disappointed that no opportunities have been identified in relation to / for the historic environment, for example are does the Plan offer any opportunities to tackle heritage at risk, or to improve access to and appreciation of heritage assets?	The SWOT analysis does not relate just to the Local Plan. It is a SWOT analysis of the area. That being said, comment noted and working with the Historic Environment Manager, we will include the opportunities, for example the Water Mills and Marshes work.	Incorporate opportunities relating to heritage and the historic environment into the SWOT analysis.
#46	Andrew Marsh	Historic England	We very much welcome the Sustainability Appraisal Objectives set out within section 7.1, particularly Objective ENV9, ‘To conserve and enhance the cultural heritage, historic environment, heritage assets and their settings’. Overall the objectives demonstrate an integrated approach to the conservation and enhancement of the historic environment which sees the interrelationship between conservation and other spatial planning goals recognised within several different policies rather than in isolation.	Support noted.	No change.
#47	Andrew Marsh	Historic England	We look forward to engaging with you as these proposals progress over the coming months. Finally, we should like to stress that this opinion is based on the information provided by the Council in its consultation. To avoid any doubt, this does not affect our obligation to provide further advice and, potentially, object to specific proposals, which may subsequently arise (either as a result of this consultation or in later versions of the plan/guidance) where we consider that these would have an adverse impact upon the historic environment.	Noted.	No change.

Table linked to comment 21 – from EA

<b>Model geographical coverage/watercourse</b>	<b>Model Details (date, consultant, model name)</b>	<b>Expected model update</b>
River Wensum in Norwich	2017, CH2M, Norwich Model	Will be replaced in part by new Broads model. Model will extend up to New Mills & Trowse Mill.
Spixworth Beck	2014, CH2M, Spixworth Beck Model	Fluvial model will be updated as part of BFI modelling work.
River Bure & Ant	2012, CH2M, Bure and Ant Model	Will be replaced by new Broads model
River Waveney	2013, JBA Consulting, Waveney model	Fluvial model is being updated separately to the BFI modelling work. Model covers the fluvial river upstream of Ellingham Mill.
Great Yarmouth	2018, JBA, Anglian Coastal Modelling, Thurne, Hickling & Coast tidal model	Will be reviewed and updated as part of the BFI modelling work.

Thurne, Hickling & Coast	2018, JBA, Anglian Coastal Modelling, Thurne, Hickling & Coast tidal model	Will be reviewed and updated as part of the BFI modelling work.
Walcott	2018, JBA, Anglian Coastal Modelling, Walcott tidal model	Will be reviewed and updated as part of the BFI modelling work.
Lowestoft	2018, JBA, Anglian Coastal Modelling, Lowestoft tidal model	Will be reviewed and updated as part of the BFI modelling work.



# Planning Committee

08 October 2021

Agenda item number 11

## Neighbourhood Planning- Designating Stalham as a Neighbourhood Area

Report by Planning Policy Officer

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### Summary

This report introduces the Stalham Neighbourhood Plan.

### Recommendation

To agree to Stalham Parish becoming a neighbourhood area to produce a Neighbourhood Plan.

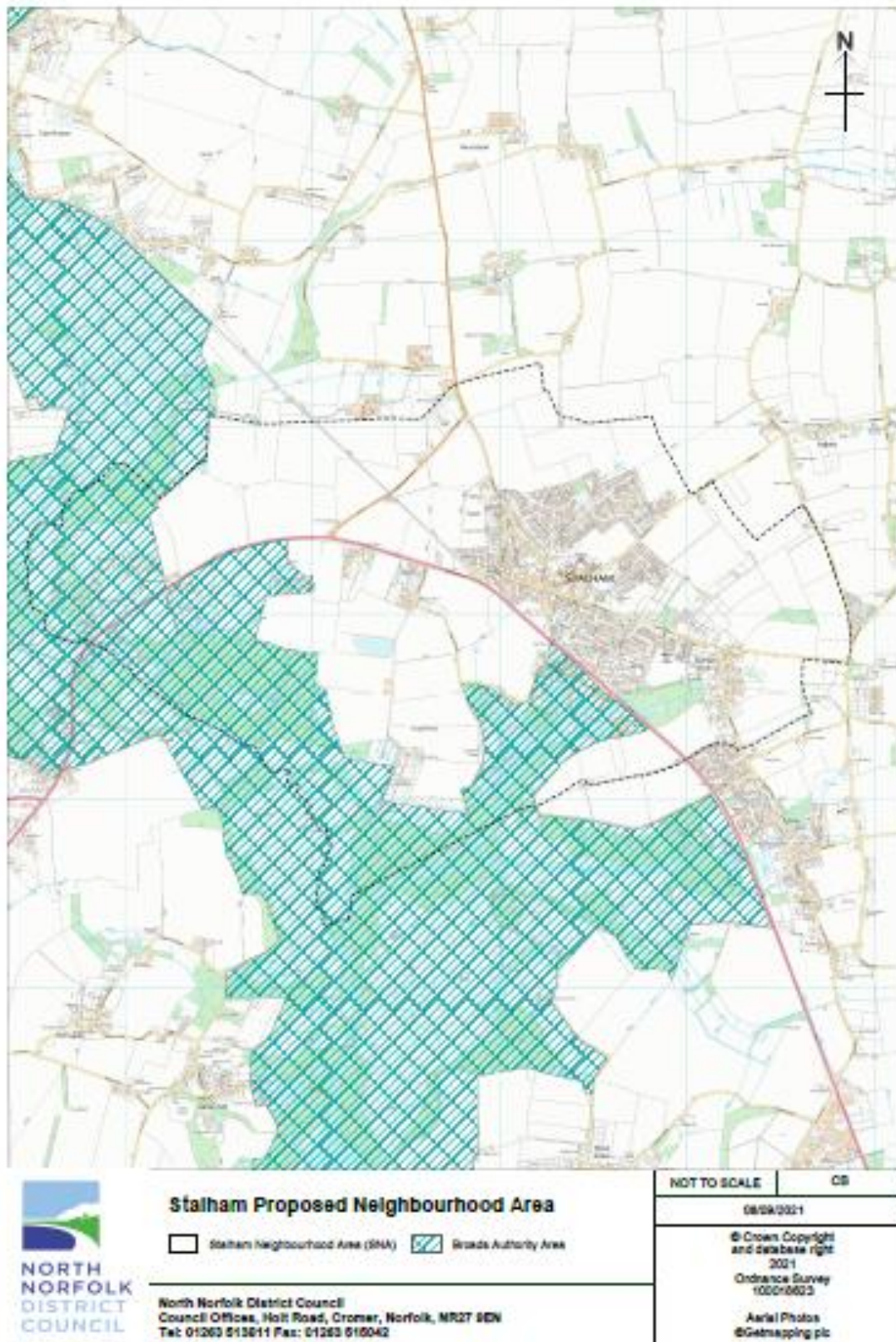
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## 1. Neighbourhood planning

- 1.1. Neighbourhood planning was introduced through the Localism Act 2011. Legislation then came into effect in April 2012 giving communities the power to agree a Neighbourhood Development Plan, make a Neighbourhood Development Order and make a Community Right to Build Order.
- 1.2. A Neighbourhood Development Plan can establish general planning policies for the development and use of land in a neighbourhood, such as where new homes and offices should be built, and what they should look like.
- 1.3. Under the Neighbourhood Planning (General) Regulations 2012, a parish or town council within the Broads Authority Executive Area undertaking a Neighbourhood Plan is required to apply to the Broads Authority and the relevant District Council to designate the Neighbourhood Area that their proposed plan will cover.
- 1.4. An update to the National Planning Policy Guidance removed the previous requirement to consult on the proposal for six weeks, and it is for the Local Planning Authority to agree an area becoming a Neighbourhood Area in order to produce a Neighbourhood Plan.

## 2. Stalham Neighbourhood Area

- 2.1. Stalham Parish Council in North Norfolk has submitted the application for the entire parish.



### 3. About Stalham neighbourhood area application

- 3.1. The nomination was received on 16 September 2021.
- 3.2. There are no known or obvious reasons not to agree the Neighbourhood Area.

### 4. Useful links

[Broads Authority Neighbourhood Planning](#)

[Home | Neighbourhood Planning \(north-norfolk.gov.uk\)](#)

[Royal Town Planning Institute neighbourhood planning guidance](#)

Author: Natalie Beal

Date of report: 21 September 2021

# Planning Committee

08 October 2021

Agenda item number 12

## October- Issues and Options Bite Size Pieces

Report by Planning Policy Officer

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### Summary

The review of the Local Plan for the Broads is underway. This report introduces some sections of the emerging draft Issues and Options stage of the Local Plan. These sections cover the topics of tranquillity, farm diversification, your part of the Broads, and agriculture.

### Recommendation

Members' thoughts and comments on the draft sections are requested.

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## 1. Introduction

- 1.1. The review of the Local Plan for the Broads is underway. The first document produced as part of the review of the Local Plan will be an Issues and Options consultation. As well as advertising that we are reviewing the Local Plan, this stage identifies some issues and related options and seeks comments. Responses will inform the subsequent stages of the Local Plan.
- 1.2. This report introduces bite size pieces of the Issues and Options. Members will of course be presented with the final draft version of the Issues and Options to endorse it for consultation at a later Planning Committee.
- 1.3. The bite size pieces are as follows, and are attached as appendices to this report. Members' views on these reports/draft sections of the Issues and Options are welcomed.
  - i. tranquillity
  - ii. farm diversification
  - iii. your part of the Broads
  - iv. agriculture

Author: Natalie Beal

Date of report: 22 September 2021



**Local Plan for the Broads - Review  
Issues and Options bitesize pieces  
July 2021**

**Agriculture**

The following is one of the draft sections of the Issues and Options. It relates to Agriculture development. Members' thoughts are welcomed as we finalise this section of the Issues and Options.

1. Introduction

Agriculture is a key land use in the Broads and is important to the local economy. Indeed, we tend to receive a number of applications each year for development relating to agriculture which does not fall within the scope of Agricultural Permitted Development rights. The current local plan has policies relating to rural enterprise dwellings (DM38) and business and farm diversification (DM27). Currently, other types of agriculture development would be assessed against various policies in the local plan; we wonder if there is a need for a policy that helps guide agriculture development.

2. Issue

Policy DM1 of the current Local Plan relates to development that can impact on the Broads – Major Development. It says 'for the purposes of this policy, 'major development' is defined in this Local Plan as development which has the potential to have a significant adverse impact on the Broads and its special qualities due to the development's nature, scale and setting'.

With agriculture related development often being at a large scale, it may have an impact on the special qualities of the Broads. On the other hand, agricultural development in some ways typifies the character and appearance of parts of the Broads. Subject to sympathetic siting and design considerations, this type of development can be less visually intrusive than a similar footprint of commercial or residential development. Agricultural development tends not to be exceptional – indeed, they tend to be standard buildings. Arguably, agricultural development may pass the tests in DM1 and the NPPF, such as being in the public interest and this being the exceptional circumstance. But perhaps the local plan needs a policy specific to agricultural buildings to ensure the assessment is as clear and comprehensive as possible whilst still allowing for sustainable development.

Other potential issues include:

- After a few years in place, there may be pressure to convert the agricultural buildings into another use. Whilst the conversion options through PD regulations are

limited in the Broads Authority Executive area, is there a need to prove a longer-term financial case for the building?

- There are areas of intensive farming in the Broads and the point at which an application is made for new development at a farm might be an opportunity to address issues with an existing site. The development itself may seek to address these issues, but would this be an opportunity to seek wider biodiversity/social etc benefits?
- Is there scope for agriculture development to aid in the production of low carbon/renewable energy?
- Some agriculture related applications result in new tracks/bridges. Is there scope for these to be open for the public to use?

It therefore seems there is potential for a new policy to cover particular aspects relating to agricultural development in the Broads that also links to the two existing farming related policies of rural enterprise dwellings and business and farm diversification.

### 3. Options

A: No specific policy. Use existing policies to guide and determine applications for agricultural development.

B: A new development management policy, specifically on agricultural buildings which would cover design, longevity of use, landscaping and environmental considerations as well as the justification for development and potential benefits through contributions/access/biodiversity/flood improvements/water quality/water storage.

**Question x. What are your thoughts on the need to address agriculture development in the new Local Plan? Are there any other issues to address if a policy were to be produced?**





**Local Plan for the Broads - Review  
Issues and options bitesize pieces  
October 2021**

**Farm Diversification**

The following is one of the draft sections of the Issues and Options. It relates to Agriculture development. Members' thoughts are welcomed as we finalise this section of the Issues and Options.

**Introduction**

Agriculture is one of the main land uses in the Broads. It is an important part of local economy, important to society for the provision of food and is part of the character and vitality of countryside.

We understand that agricultural incomes will change as a result of agricultural policy post BREXIT and the subsidies regime will evolve. The Agricultural Transition Plan 2021 to 2024 notes that: "We will pay farmers to improve the environment, improve animal health and welfare, and reduce carbon emissions". As such, there are lots of factors that tend to be out of farmers' control that can impact income and could make farming less viable. As a result, farmers may need to make changes to their businesses. We also understand that farmers may want to look at diversification schemes that may provide more certainty and control over the use of land. Farm diversification can assist in making farms more viable and we hope to assist in that.

**Do you support this policy approach generally?**

The aim of the farm diversification policy is not to facilitate the renting of small parcels of land to separate individuals to run separate businesses on. This would result in the fragmentation of farm holdings and inappropriate development in the countryside that would not be acceptable under other policies in the Local Plan. The renting of small parcels of land is not farm diversification, but subdivision of the farm holding.

**Do you have any thoughts on this particular issue in relation to farm diversification?  
Do you agree that the uses should be linked, so that it remains associated with the farm?**

The point of this policy is to help farms to stay viable. We wonder if we need to ask for supporting information on how the diversification project/proposal will enable the farm to be viable. This could be in the form of a viability study. This is important as this policy may allow development which would not otherwise be allowed and so we need to be clear that the scheme will benefit the farm business.

**Do you have any thoughts on requiring supporting viability information for farm diversification projects? What other information may be required to support applications?**

One way of diversifying is through the provision of holiday accommodation. This should be through the conversion of existing buildings converted rather than new build, unless there are particular justifications for this. This is because by converting an existing building, there could be limited landscape impacts and this approach makes use of existing buildings with the associated embodied carbon. New build in the context of this policy covers all structures (including yurts, pods and cabins).

**Do you have any thoughts on conversion and new build in terms of farm diversification?**

In all cases, the diversified uses should only form a subsidiary part of the farming business as a whole and should not prejudice the existing or future agricultural operations. We need to consider and understand the cumulative impact of farm diversification projects on the farm as a whole. We wonder if there is a point where a farm has been diversified to such extent that the farming aspect is now the subsidiary part of the business.

**Do you have any thoughts on this particular issue in relation to farm diversification?**

It is important to note that this section only refers to the farm diversification policy. A farmer may wish to undertake development on their farm and submit these proposals under a scheme that is not considered farm diversification. The relevant policies in the Local Plan will then be engaged and used to determine the application.





**Local Plan for the Broads - Review  
Issues and options bitesize pieces  
October 2021**

**Tranquillity**

The following is one of the draft sections of the Issues and Options. It relates to tranquillity. Members' thoughts are welcomed as we finalise this section of the Issues and Options

**1. What is tranquillity?**

It is more than just noise; it is about remoteness and where you feel calm. Maybe few if any people or interruptions. When talking about tranquillity, these are common factors:

- Feeling close to nature and wildlife
- Feeling solitude and remoteness
- Hearing natural sounds
- Seeing unspoilt natural beauty

The Lake District Local Plan defines tranquillity as 'freedom from the noise and visual intrusion, including light pollution, associated with developed areas, roads, transport and traffic, and areas with intensive recreational activities and other uses that contribute to disturbance'.

**2. Tranquillity and National Policy**

The NPPF refers to tranquillity at paragraph 102b (in relation to local green spaces) and paragraph 185b which says that planning policies and decisions should 'identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason'.

The NPPG refers to tranquillity here: [Noise - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/noise-and-vibration-assessment)

What factors are relevant if seeking to identify areas of tranquillity?

For an area to justify being protected for its tranquillity, it is likely to be relatively undisturbed by noise from human sources that undermine the intrinsic character of the area. It may, for example, provide a sense of peace and quiet or a positive soundscape where natural sounds such as birdsong or flowing water are more prominent than background noise, e.g. from transport.

Consideration may be given to how existing areas of tranquillity could be further enhanced through specific improvements in soundscape, landscape design (e.g. through the provision of green infrastructure) and/or access.

Paragraph: 008 Reference ID: 30-008-20190722  
Revision date: 22 07 2019

### 3. Dark skies and lighting

One aspect of tranquillity is lack of light pollution and good dark skies. The Broads Authority already has a policy relating to dark skies and light pollution which it intends to take forward into the new Local Plan for the Broads.

### 4. What do National Parks do?

Dartmoor National Park Authority have a stand-alone criteria-based policy in their Local Plan. Lake District Local Plan includes tranquillity in their policy that seeks to protect the spectacular landscape. North York Moors have a stand-alone policy with four key issues to consider: visual intrusion, noise, activity levels and traffic generation.

### 5. Tranquillity and the Broads

In the Broads, there are high levels of tranquillity through much of the Broads; in particular, a sense of remoteness in some parts despite these being located close to concentrations of housing and industry. One of the special qualities of the Broads is views, remoteness, tranquillity, wildness and 'big skies'. The Trinity Broads and upper Thurne area are particular considered tranquil areas in the Broads.

### 6. Options

Option 1: do not address tranquillity specifically in the Local Plan. Rely on other landscape, dark skies and amenity policies that will be in the Local Plan.

Option 2: improve the consideration of tranquillity in the Local Plan by including it in related policies, potentially the landscape section of the local plan.

Option 3: a stand-alone, criteria-based policy, following the example of some National Park Authority local plans. The dark skies policy remains a separate policy.

Option 4: as per option 3, but also including the dark skies policy.

**How do you think we should consider/address tranquillity in the Local Plan?**



**Local Plan for the Broads - Review  
Issues and options bitesize pieces  
October 2021**

**Your part of the Broads**

The following is one of the draft sections of the Issues and Options. It relates to local communities and their views on what is important about their area. Members' thoughts are welcomed as we finalise this section of the Issues and Options

**Your part of the Broads**

In the Broads, there are only parts of parishes and settlements – all are shared for planning purposes between the Broads and the relevant district. But we would like to know what makes your village or town a good place to live, and what do we need to do to protect it, or improve it? Here are some questions for you to consider. We cannot guarantee that we can enable sites to be developed or address all of your concerns or suggestions but we would welcome your thoughts.

- a) What aspects of your town, village or parish or part of the Broads, are particularly important and valued by residents?
- b) Are there any features or areas in your part of the Broads that you would like to see altered or improved?
- c) Are there any other issues that affect your community/your part of the Broads that you would like to be considered in the preparation of the new Local Plan?
- d) What changes do you expect to see over the next twenty years in your part of the Broads which the plan might need to cater for?
- e) Are there any areas of previously developed land which are currently unused within the Broads part of your town or village? If so, can you please identify the location and tell us what your preferences would be for these areas in the future?
- f) What kind of development, if any, do you think your part of the Broads would benefit from?

# Planning Committee

08 October 2021

Agenda item number 13

## Consultation Responses

Report by Planning Policy Officer

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### Summary

This report informs the Committee of the officer's proposed response to planning policy consultations received recently, and invites members' comments and guidance.

### Recommendation

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

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## 1. Introduction

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

Author: Natalie Beal

Date of report: 21 September 2021

Appendix 1 – Planning Policy consultations received

## Appendix 1 – Planning Policy consultations received

**Document:** Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan 2014 to 2036 [www.eastsuffolk.gov.uk/neighbourhoodplanning](http://www.eastsuffolk.gov.uk/neighbourhoodplanning)

**Due date:** 13 October 2021

**Status:** Regulation 16 consultation

**Proposed level:** Planning Committee endorsed

### Notes

Lound and Ashby, Herringfleet & Somerleyton are adjoining parishes in the north of Suffolk. Early in 2016 the two parish councils agreed to work together to develop a joint Neighbourhood Plan. A steering group consisting of residents and parish councillors was set up to lead the work. Local residents accept that there needs to be some development in the parishes in order to maintain the communities, but they are keen to preserve the rural image and not have the area transformed by inappropriate development. The Neighbourhood Plan will enhance the lives of residents of all age groups in Lound, Ashby, Herringfleet and Somerleyton by protecting the rural identity, the scenic beauty, the Broads and the balance of built and natural landscape and tranquillity.

This the final consultation stage before the plan is submitted to an Examiner for assessment.

### Proposed response

#### Summary of response

The Neighbourhood Plan is welcomed. There is one main concern and that relates to the plan saying where employment development can go, which seems contrary to Waveney Local Plan and could impact on the setting of the Broads. Other than that, there are some areas that would benefit from being clearer. Some factual issues are also identified.

### Proposed comments

#### Neighbourhood Plan

##### Issues relating to Basic Conditions

LAHS9 seems to be contrary to policy WLP1.2 of the Waveney Local Plan as it refers to employment land outside of settlement boundaries and WLP1.2 says that Neighbourhood Plans can allocate sites, but LAHS9 does not allocate and is general policy wording. East Suffolk Council may have thoughts on this. There is potential to affect the setting of the Broads, if there is development beyond the settlement boundaries that is not controlled or guided by specific policy and criteria. This seems to be related to Basic Condition E as it does not seem to adequately reflect the Waveney Local Plan.

##### Issues relating to delivery of policies/how they can be used in decision making

Policy LAHS1 – by saying ‘preference will be given’ there is no real instruction or requirement there. If there is evidence and local desire for homes to be 1, 2, 3 bed then the policy needs to

be worded stronger. As written, it is not clear what the policy will achieve. What does 'preference' really mean? As a developer do I need to just say 'I can make more money on one 5 bed house' and that will be accepted as ok? Do you want a more formal sequential approach? Do you want a more robust approach? We mentioned this at the Regulation 14 consultation.

7.4.6 – it is not clear what this paragraph seems to be saying has the same status as the design guide. And which policy sets out that these other documents need to be considered? 7.5.7 seems to continue to imply that the supporting evidence document has weight in decision making. It is not in the Plan however and as stated previously, there is no policy wording to say this is the case.

Policy LAHS4, last paragraph – not all applications need a design and access statement. Or is this policy requiring them all to complete one?

Para 9.2.4 – where is the site identified? In this Plan? In the Waveney Local Plan? In a planning application? LAHS7 does not allocate land for this use. The wording in 9.3.1 talks of a location, but that is not in a policy or on a map.

#### Factual changes:

The following comments are **factual** changes that are required to be made to the Neighbourhood Plan.

- Throughout – where is the OS licence for the maps used?
- Para 7.2.3 and 7.2.4 are the same. Seems to be repeated.
- 7.3.1 – following 7.2.2 and 7.3.4, this para should state that the design guide does not apply to the Broads (and this stance is supported as the Guide does not adequately assess the Broads and relevant documentation which could have resulted in different outcomes and the Neighbourhood Plan group are unable to change the document as AECOM produced it; it should be noted that if the guide applied to the Broads, we would have had to object in relation to Basic Condition E).
- The map on page 10 has a Neighbourhood Plan allocation shown. What is this? There does not seem to be an allocation in this Neighbourhood Plan. The map will need updating.
- Para 7.3.5 says: (although the Design Guide is related to allocated sites outside the Broads Authority area and **as such this area the Broads** has been excluded from the relevant policies LAHS4, LAHS5 and LAHS7). Recommend the changes in yellow are made to make this part clearer.
- LAHS3 says 'Local Plan polices WLP8.23 (Protection of Open Space) of the East Suffolk (Waveney) Local Plan and DM7 (Open space on land, play space, sports fields and allotments) of the Broad Authority Local plan'. But this is a fragment of a sentence. Perhaps it needs to end with 'are of relevance'?
- Para 8.1 - and the lakeside areas at Lound Waterworks along with the Broads Authority executive area.

### Wording that is not in policy, but seems to be setting policy

It is not clear how a Development Management Officer can use these statements as they are not in a policy:

- Section 7.5 – these seem requirements for designing development, but they are not in a policy so it is not clear what weight they have. Is there a need for a design policy that refers to these criteria? Indeed 7.4.6 seems to be an instruction, to include the community when designing schemes, and would form part of a design policy.
- Section 8.1 – this has some criteria but they are not in a policy so it is not clear how the information in this section is intended to be used.
- Section 8.5 – this seems to be policy wording. But it is not in a policy so it is not clear what a DM Officer would do with it. Also, the Waveney and Broads Local Plans have policies on SuDS. How does this go further or say anything different to those policies?

### Issues relating to formatting which need to be addressed

- Page 16, wording under title LAHS3 does not have a para number. Suggest that is added. We mentioned this at the Regulation 14 consultation.

### Other comments

- Para 7.2.2 seems to imply that schemes of under 10 dwellings is favoured, yet acknowledges that the affordable housing policies will not be triggered. It is clear in the objectives of the Neighbourhood Plan that it is important to meet the needs of the whole community and attract younger people and enable the population to be more balanced. Is the text in the policy, apparently supported by the Design Guide, contradictory to the stated objectives of the Plan?
- Para 8.3.4 – is there a school travel plan? Could that perhaps be an action or project for the group? We mentioned this at the Regulation 14 consultation.
- Section 9.1 and 9.2 and 9.3.2 to 9.3.8 and 9.4 and section 11 seem to be background information with no related policy. It is not clear what the intentions are for the information in these sections.

### Basic Conditions Statement

- As set out at the start of this representation, one part of the document does not seem to meet some Basic Conditions, for the reason set out in this representation.
- The NPPF 2021 has been released recently. Not sure how the Examiner would want to address how the NPPF is assessed in the Basic Conditions statement.

### Character statement for Somerleyton Village

- 5.2 'Listed Landscape' do they mean Registered Parks and Gardens or Protected Landscapes? If the latter, they could mention that the western end of the Conservation Area (CA) is within the Broads Authority Executive Area.

- 5.4 / 5.5 could some description of the marina and boatyard area, part of which is in the CA be provided in the 'walk-through' description of the CA? It certainly has a distinct character that contributes to this part of the CA and its wider setting.
- They make various references to views across the Waveney Valley – should these be more descriptive and could the document make clear that these contribute positively to the conservation area?



**Document:** Norfolk County Council. Proposed Transport for Norwich Strategy

<https://norfolk.citizenspace.com/consultation/proposed-transport-for-norwich-strategy/>

**Due date:** 08 October 2021

**Status:** Draft

**Proposed level:** Planning Committee endorsed

## Notes

Our proposed Transport for Norwich strategy provides the focus for setting out a shared vision for the future of transport in the wider Norwich area. This consultation will be an opportunity for anyone interested in this strategy to share their views on what Norfolk County Council is putting forward and to suggest other ways in which we could shape the future of transport in the area.

## Proposed response

Para under 1.20 needs a number

Para 2.1 – River Wensum Strategy, Broads Integrated Access Strategy, Local Plan for the Broads – those documents need to be reviewed and mentioned here.

Para 9.4 – there is a new NPPF – 2021.

Chapter 13 - Not sure what the 'Broads Authority navigation issues' are. There is no further mention. Please feel free to contact us about this.

# Planning Committee

08 October 2021

Agenda item number 14

## Belaugh Conservation Area- final draft for adoption

Report by Historic Environment Manager

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### Summary

The Authority has a statutory responsibility to review and appraise its Conservation Areas.

The purpose of this report is to inform members of the appraisal process for Belaugh Conservation Area, the management and enhancement proposals and the subsequent proposed changes to the boundaries.

As part of the appraisal process we have also identified a number of buildings that we are proposing should be formally designated as Locally Listed. We are also proposing two Article 4 Directions to remove permitted development rights relating to the replacement of thatched roof coverings and the installation of solar / PV panels on specified properties. The report will detail these proposals.

### Recommendation

To:

- (i) consider the feedback from the consultation on the draft Belaugh Conservation Area Appraisal, Local List and Article 4 directions;
  - (ii) agree to adopt the Belaugh Conservation Area Appraisal, including the proposed boundary change and management and enhancement proposals;
  - (iii) agree to adopt the additional buildings to the Local List; and
  - (iv) agree to confirm the Article 4 directions.
- 

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# 1. Introduction

- 1.1. The Authority has a statutory duty to identify and maintain up-to-date appraisals of Conservation Areas and to publish proposals for the preservation and enhancement of them. Members have previously agreed to the Authority carrying out the phased re-appraisal of our Conservation Areas.
- 1.2. Conservation Areas are considered designated heritage assets.
- 1.3. The Belaugh Conservation Area is almost wholly within the Broads Authority Executive Area, apart from the property within the proposed Conservation Area extension (Piper's Haigh, Top Road), which is within Broadland District Council's (BDC) area. It was agreed that the Broads Authority should carry out the re-appraisal of Belaugh Conservation Area, with input from our colleagues at BDC.
- 1.4. The Conservation Area at Belaugh was first designated in 1973 and was last re-appraised in 2011.
- 1.5. As part of the re-appraisal process, Broads Authority officers considered whether boundary changes are required and considered that a single change to the boundary should be proposed. It should be noted that this boundary change was also proposed in 2011, but was not formally adopted by BDC due to an administrative error.
- 1.6. The Belaugh Conservation Area Appraisal is appended at Appendix 1. A plan showing the boundary (existing and proposed) is appended at Appendix 2.
- 1.7. As part of the appraisal process, a number of buildings that meet the Authority's criteria for Local Listing have been identified. These are listed in Appendix 3.
- 1.8. Article 4 directions can be made by Local Planning Authorities in order to restrict the scope of permitted development rights, where the exercise of those rights would harm local amenity. The Broads Authority has identified two areas where Article 4 directions have been served to protect the amenity of Belaugh Conservation Area (to restrict solar panels and the removal of thatch on specified properties). The directions do not cover the whole area and only those properties where it is considered necessary. These are detailed in Appendix 4.
- 1.9. The reason for imposing the Article 4 Directions is:

## Thatch

- There is a group of thatched semi-detached former workers' cottages situated between Top Road and Church Lane. As well as contributing to the wider character of the Broads, the thatched roofs contribute to the character of the Belaugh Conservation Area.
- The loss of the thatch would be detrimental to the character, appearance and amenity of the village, especially as the properties are semi-detached and so the situation could potentially arise where half of the building would remain thatched

and half have another roof covering. This would be particularly detrimental to the amenity of the local area.

#### Solar / PV panels

- Due to the topography of the village, with buildings rising steeply from The Street and Staithe, the roofscape in the conservation area is particularly prominent, for example in views from the river. Soft red pantiles are the predominant roofing materials.
- Solar panels could potentially have a detrimental impact on the character, appearance and amenity of this significant part of the Conservation Area.
- The Article 4 Direction would not prevent solar panels, which it is recognised are important given the present climate crisis, but would enable the LPA to have some control over the specification and positioning of such installations in this sensitive location.

1.10. We have served the initial Article 4 Directions on residents, but these do not come into force until they are confirmed, subject to the consultation that has been carried out and confirmation by Planning Committee.

1.11. Management and enhancement proposals are set out in the Conservation Area Appraisal and can be summarised as follows:

- Additional planting to boundaries on Top Road around vehicle accesses
- Reinstatement of boundary enclosure to the vehicle access to The Knoll
- Environmental enhancement and a review of the signage, heritage interpretation and benches at Commissioners' Staithe and Church Staithe and replacement with more traditional materials where appropriate
- Environmental enhancements to Church Staithe. This might include works to the riverbank, new seating and heritage interpretation and screening to the sewage pumping equipment adjacent to Commissioners' Staithe
- Environmental enhancements to the parking and turning area at Hill Piece. This might include resurfacing of the road and parking area, timber bollards to prevent parking on the grass, tree or other planting, a bench.
- The removal or tidying up of the overhead wires in The Street
- Improved parking area to the church room.
- Maintain existing trees and promote new planting where appropriate to secure the ongoing tree cover and associated character of the Conservation Area.

1.12. The re-appraisal provides a written interpretation of the characteristics of the Conservation Area and identifies key features, issues and opportunities for

enhancement. The appraisal and management proposals will assist residents and landowners in the preparation and development of proposals within the Conservation Area. The documents will also support the Local Planning Authorities in determining applications, as well as informing public bodies over the management of the area, for example Norfolk County Council as Local Highways Authority.

## **2. The consultation process and feedback**

- 2.1. The initial draft of the appraisal was prepared in spring 2021 and was the subject of consultation with the Belaugh Parish Meeting and subsequent revision to produce the formal appraisal document.
- 2.2. All residents within the Conservation Area boundary were sent a leaflet in May 2021, advising them of the Conservation Area re-appraisal. Homeowners affected by the Local List proposals and Article 4 directions were sent a more detailed letter and notices where required. Local members and other key stakeholders were also consulted. It was our intention to attend the Parish Meeting to discuss the proposals.
- 2.3. The consultation period was due to run until the beginning of July. Unfortunately, due to the ongoing Covid restrictions, the Parish Meeting was cancelled and so the consultation period was extended until 10 September 10 to allow a drop-in session to be held at the Belaugh Church Rooms on 4 September 4.
- 2.4. Documents were also available on the Authority's website and notices were put up in the village, with officers available to answer queries by telephone, e-mail or letter.
- 2.5. Officers then collated the responses. They are summarised at paragraph 2.7 and detailed in the chart at Appendix 5 which summarises the comments and our actions.
- 2.6. The level of response was acceptable. We received nine formal responses, including one from Norfolk County Council's Historic Environment Service and one from BDC. The majority of the feedback has been positive and constructive.
- 2.7. To summarise the feedback:
  - We received no objections to the Conservation Area Appraisal and one expression of support for the document.
  - We received two expressions of support for the Article 4 Directions, in particular for the removal of permitted development rights for solar panels.
  - We received one objection to the Article 4 Direction relating to solar panels.
  - We received one query as to why a property was proposed for Local Listing (Sevenstead). The property has been assessed more thoroughly and we propose to remove it from the proposed Local List.
  - We received one query as to why a building that had recently been granted planning permission for demolition was included in the proposed Local List (nos. 10-

12 The Street). The building has since been demolished and will now be removed from the proposed Local List.

- We received one enquiry about responsibility for street trees within the Conservation Area.
- We received one objection to a property being included in the Conservation Area and it being covered by the Article 4 direction relating to solar panels. However, it is already within the Conservation Area, having been incorporated within it in 2011 and it is not covered by either of the Article 4s and so no additional permitted development rights have been removed.
- We received some detailed comments from BDC which have been incorporated into the final document.

- 2.8. As a result of the consultation, some changes to the document and Local List proposals have been made.
- 2.9. The consultation process and proposed revisions were discussed at the Heritage Asset Review Group meeting on the 17 September 2021 and members were happy with the process, the consultation, the draft document and the proposals for the Local List and Article 4 directions.

### 3. Implications of adoption

- 3.1. The Belaugh Conservation Area boundary is proposed to be altered as a result of the re-appraisal. The boundary is proposed to extend to the east of Top Road to include Piper's Haigh, a substantial Victorian home with mature tree cover within BDC's area. Additional restrictions will affect permitted development rights for this property and will result in minor financial implications due to the need for planning permission for certain proposals or for works to trees (as trees are protected in Conservation Areas).
- 3.2. The extension to the Conservation area will not have any financial implication for the Broads Authority.
- 3.3. For residents who will be covered by the Article 4 direction, there will be some minor financial implication in preparing planning applications (for example, any professional fees). However, because the planning application is required due to the Article 4 Direction, applicants will not be required to pay a fee for the planning application itself.
- 3.4. For residents within the existing boundary who are not covered by an Article 4 direction, the re-appraisal represents no additional financial implications.
- 3.5. The Article 4 directions will have some minor financial implications for the Authority for the additional planning applications to process without a fee attached to them.
- 3.6. The additions to the Local List will not have any financial implications for the Authority.

- 3.7. BDC is responsible for the formal adoption of that part of the Conservation Area which falls within its remit. A report will be taken to their Members in due course.

## 4. Conclusion

- 4.1. The Belaugh Conservation Area is one of 25 Conservation Areas either wholly or partly within the Broads Authority executive area. The Conservation Areas are designated heritage assets.
- 4.2. The Broads Authority has a statutory duty to consider which are worthy of designation as Conservation Areas, to designate these and to publish up-to-date appraisals and management proposals.
- 4.3. It is considered that Piper's Haigh, Top Road, is worthy of inclusion in the Conservation Area and that the additional buildings identified are worthy of inclusion in the Authority's Local List.
- 4.4. It is considered that the two Article 4 Directions are required to prevent harm to the amenity of the area and to ensure that the character and appearance of the Conservation Area is preserved.
- 4.5. It is proposed that the appraisal and management proposals for the Belaugh Conservation Area, for that part of the area within the Broads Authority's Executive area, is formally adopted by the Broads Authority.
- 4.6. It is proposed that the buildings identified in Appendix 3 are formally adopted by the Broads Authority as Locally Listed buildings.
- 4.7. It is proposed that the two Article 4 Directions proposed to remove permitted development rights for roof coverings and solar panels within specified areas are confirmed by the Broads Authority.

Author: Kate Knights

Date of report: 23 September 2021

[Broads Plan](#) objectives: 5.2

Appendix 1 – Belaugh Conservation Area Appraisal, October 2021

Appendix 2 – Belaugh Conservation Area boundary

Appendix 3 – Proposed additions to Broads Authority Local List

Appendix 4 – Belaugh Article 4 Directions

Appendix 5 – Belaugh consultation responses and actions

# Belaugh Conservation Area



Conservation Area Appraisal  
October 2021

[IMAGES TO BE ADDED]



# 1. Introduction

## *What are Conservation Areas?*

Definition: A conservation area is defined as an 'area of special architectural or historic interest the character of which is it desirable to preserve or enhance' (Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990).

As described by Historic England:

*'Historic places convey a sense of uniqueness and awe and are strong emotional pillars for common values, connecting communities across England. Cultural heritage as a physical resource can play a critical role for community cohesion, collective action and in shaping human health and societal wellbeing. Heritage can also improve personal wellbeing, by helping us understand our past, our individual and communal identity and help us connect with the places where we live'* Historic England<sup>1</sup> (2020). There are therefore clear community benefits for the protection and preservation of high-quality historic environments such as conservation areas.

Designation of a conservation area recognises the unique quality of an area. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and landscaping. Many elements contribute to the character and appearance of an area, resulting in a distinctive local identity.

The extent to which a building or group of buildings/ structures, positively shape the character of a conservation area comes from their street-facing elevations, the integrity of their historic fabric, overall scale and massing, detailing and materials. Rear and side elevations can also be important, particularly in the Broads where building elevations often face and address the river or Broads, side views from alleys and yards or views down onto buildings in valleys or low-lying topographies. If the special qualities of a conservation area are retained and inappropriate alterations prevented, the benefits will be enjoyed by owners, occupiers and visitors to the place, including the ability to experience interesting and important heritage structures and places. It is therefore in the public interest to preserve the area for cultural appreciation.

It should also be acknowledged that change is inevitable, and often beneficial, and the purpose of a Conservation Area status is a means of managing change in a way that conserves and enhances the character and appearance of historic areas.

## *Legislative and Policy Background*

The concept of conservation areas was first introduced in the Civic Amenities Act 1967, in which local planning authorities were encouraged to determine which parts of their area could be defined as “Areas of Special Architectural or Historic Interest, the character or appearance of which it is desirable to preserve or enhance”.

The importance of the 1967 Act was for the first time recognition was given to the architectural or historic interest, not only of individual buildings but also to groups of buildings: the relationship of one building to another and the quality and the character of the spaces between them.

The duty of local planning authorities to designate conservation areas was embodied in the Town and Country Planning Act 1971, Section 277. Since then further legislation has sought to strengthen and protect these areas by reinforcing already established measures of planning control which is now consolidated in the Planning (Listed Buildings and Conservation Areas) Act 1990.

The National Planning Policy Framework (2019) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest.

Land and buildings in the Belaugh Conservation Area lie within both the Broads Authority executive area and Broadland District Council area. The Broads Local Plan (2019) sets out the Authority’s policies for guiding development within the Broads Executive Area and The Development Management DPD (2015) sets out the council’s policy for guiding development within Broadland District Council’s area (see more information at Appendix 3 planning policy and guidance).

## **2. Aims and objectives**

The conservation area at Belaugh was originally designated in 1973 and was last re-appraised in 2011. This re-appraisal (2021) aims to examine the historic settlement and special character of Belaugh, review the boundaries of the conservation area and suggests areas where enhancements could be made.

The appraisal provides a sound basis for development management and encourages development opportunities which endeavour to improve and protect the conservation area as well as stimulating local interest and awareness of both problems and opportunities.

## **3. What does designation mean for me?**

To protect and enhance the conservation area, any changes that take place should positively conserve the character and special interest that make it significant. Statutory

control measures are intended to prevent development that may have a negative or cumulative effect on this significance. The additional controls in conservation areas include:

#### *The Extent of Permitted Development Rights*

Permitted Development Rights (i.e. changes that are allowed without requiring planning permission from the local authority) may be restricted; for example, replacement windows, alterations to cladding, the installation of satellite dishes, removing chimneys, adding conservatories or other extensions, laying paving or building walls. Changing the use of a building (e.g. from residential to commercial) will require planning permission. The types of alterations/development that need permission can be altered by the local authority by the making of Article 4 Directions. It is therefore advisable to check with the local planning authority before making arrangements to start any work.

#### *Demolition*

Demolition or substantial demolition of a building within a conservation area will usually require planning permission from the local authority.

#### *Trees*

If you are thinking of cutting down a tree or doing any pruning work to a tree within a conservation area you must notify the local authority 6 weeks in advance. This is to give the local authority time to assess the contribution that the tree makes to the character of the conservation area and decide whether to make a Tree Preservation Order.

## **4. Summary of special interest**

Belaugh village is grouped on and around a geological feature unique to the northern Broads. A large meander in the River Bure, a scarp slope on the outer bank of the bend and an outcrop of chalk combine to give the village its dramatic setting. The church tower rises magnificently above the trees on the hill and the wooded slopes fall steeply down to the river. The village shelters beneath the west facing scarp slope overlooking marshland and alder carr on the opposite bank. Whilst the buildings are not necessarily all of individual merit, collectively with their walls, hedges and trees, they give a sense of enclosure that enhances the drama of this splendid settlement.

## **5. Location and context**

Belaugh is a compact village 10 miles north east of Norwich, located on the outer bank of a large meander in the upper river valley area of the River Bure, mid-way between the busy yachting centre of Wroxham and the large village of Coltishall. It is also roughly mid-way between the source of the river at Melton Constable Park (26 miles away), and the sea at Great Yarmouth, some 32 miles away. The village is on a no-through road, and around 130 people live within the parish.

### *General character and plan form*

Belaugh is a very distinctive riverside village. Its physical character is dictated by the layout of the land and its position on the river. The approach to Belaugh is through gently rolling countryside, and the village itself nestles around a scarp slope facing the river. The built form is grouped around two narrow lanes running roughly parallel to the river, where the buildings are concentrated around access to the river via the staithes and a footpath. This linear form of development is contained between the river and Top Road running along the upper part of the scarp slope, and there are few buildings outside the village envelope, apart from outlying farms.

### *Landscape setting*

Arable farmland surrounds the village, with medium sized fields defined by neatly cut hedges, which are a very distinctive feature. The land drops steeply to the river and the majority of the village development is on this slope, with the church positioned on an outcrop at the highest point in the village. To the east, farmland leads to a large wooded area surrounding the river at the opposite neck of the meander towards Wroxham. To the west, the marshy flood plain on the opposite side of the river gives way to fields on higher ground and to a wooded ridge towards the village of Horstead. Long views of the village are restricted, especially from the river. However, because of its tight plan form and size, the relationship between the village and the surrounding landscape is a close one.

### *Geological background.*

The chalk which underlies the whole of Norfolk is at an accessible depth in this area. Cretaceous Chalk is the oldest rock type to be found in East Anglia, with an approximate age of 100 million years, and because it was subjected to smoothing glacial action, it provides a much more subdued topography than in other areas of Britain. The chalk deposits were subsequently overlain in Pleistocene times by a series of sand, muds and gravels, and these shelly sand deposits are known as 'Craggs'. They bore the first brunt of the Ice Age as large glaciers moved into East Anglia from the north; the action of the ice moving over the loose deposits contorted the underlying material into complex thrust-type folds, known as 'contorted drift'.

In the area around Belaugh, the chalk drifts in a west-east direction and chalk outcrops are evident at about 20 ft above sea level, on the west side of the meander, where the river has cut into the land below the church. Woodland growth marks the only other chalk outcrop in the area, on the steep slope between the church and Jubys Farm to the south. The distinctive main ridge of Belaugh, rising to approximately 50 ft above sea level, was formed by the beds of sand and gravels of the Norwich Craggs.

On the river valley floor, the chalk and Norwich Craggs are overlain by alluvium. The flood plain, at about 15 ft above sea level, is wide above the village, narrows through the village and then widens out again towards Wroxham. Swampy marsh surrounds the

river, resulting in a series of small waterways, although upstream of the village, there are luxurious water meadows, through which the footpath to Coltishall can be found.

Outside the conservation area, Belaugh Broad is downstream, on the opposite side of the meander, and in common with other 'Broads' in the county, was formed through peat digging between the 10th and late 13th centuries. The decline in peat burning, the rise in coal imports and the change in climate which affected NW Europe after 1250, brought higher sea levels and the end of the pits. Belaugh Broad is now silted up and un-navigable.

## 6. Historic development

### *Archaeology*

The Norfolk Museums and Archaeology Service compiles records of known archaeological activity, sites, finds, cropmarks, earthworks, industrial remains, defensive structures and historic buildings in the county. These records are known as the Norfolk Historic Environment Record (NHER). The NHER contains 35 records for the parish of Belaugh, although most of these are outside the conservation area boundary.

The earliest evidence of occupation on the peninsular is from the Neolithic period, including the site of a possible Neolithic mortuary enclosure to the north of the parish, on higher ground overlooking the river, which is visible on aerial photographs. Sites of possible Bronze Age round barrows, now visible as ring ditches close to the site of the enclosure, suggesting that the site continued to be associated with the dead throughout the prehistoric period. Roman pottery and coins have been found in a series of enclosures, ditches and trackways, but there is little other evidence from that period, and some late Saxon work in St Peter's Church, is the only evidence for Saxon settlement in the parish.

No medieval buildings survive in Belaugh, apart from the church, which has an unusual Norman font from the 12th century, and a medieval painted rood screen. Metal-detecting undertaken in the parish in 2013 recovered medieval coins and metal objects. The metal finds include a medieval rotary key, a medieval/post-medieval buckle and weight. Belaugh Broad, the flooded remains of medieval peat workings, is the only other legacy from this period, but this is not within the conservation area boundary.

There are no scheduled monuments within the parish.

### *Early development*

Belaugh was recorded as a small settlement in the Domesday book as Belaga, but in other documents is referred to as Bellhagh, Belaw, Bilhagh or Bilough. The village may have taken its name from Norse, Danish and Anglo-Saxon sources, meaning 'a sheltered

dwelling place by the water'. (For example, the Norse word "liggia" meaning a sheltered place and the Anglo-Saxon "hloew" – a hill, "by" – a dwelling and "eau", water.) The name may also have been from the Old English, meaning 'an enclosure where dead are cremated', which would accord with evidence of its earliest occupation.

The village was part of the Hundred of South Erpingham. A 'Hundred' was a division of a shire and is a term dating from the C10. It was, as the name suggests, an area of land which was capable of supporting approximately 100 families, or 10 tithings. There were 33 Norfolk Hundreds listed in the Domesday Book in 1086, and they remained the accepted units of administration and taxation until 1834.

In Francis Bloomfield's essay on the County of Norfolk (1808) it is recorded that in the time of Edward the Confessor, the parish was held by Ralph Stalra, who then gave it to the Abbot of St Bennet's at Holm, where it remained until the dissolution of the monasteries in Henry VIII's reign. Uniquely St Bennet's was never actually dissolved.

In 1600 the population of the village was recorded as 80. It rose to 150 in 1680 and it remained at about this figure until 1851, when it reached a maximum of 172 people, distributed among some 38 houses.

Records in 1881 show that the parish contained 139 inhabitants, that Edward William Trafford was Lord of the Manor and that Sir Jacob Henry Preston Bart also held estates in the area.

Nowadays, the Traffords and the Prestons are still significant landowners of the 850 acres in the parish, although the population has dropped to 134 people (2011 census), distributed among some 55 houses and farms.

The Grade I listed church is the earliest surviving building and the only structure in the village to be included in the Secretary of State's List of Buildings of Special Architectural or Historic Interest. Constructed of flint with limestone dressings, it dates from the 12<sup>th</sup> century and early 14<sup>th</sup> century with the west tower built in the 15<sup>th</sup> century. Internally, a painted rood screen dating from the 15<sup>th</sup> century is of fine quality for such a small parish. The screen shows the Apostles and was defaced in the 17<sup>th</sup> century by a 'godly trooper', as a zealous Puritan wrote to the Sheriff of Norwich. There is also an unusual 12<sup>th</sup> century tub-front font in blue stone. Originally thatched, the church was re-roofed and the roof re-modelled in 1861 and the pews, pulpit and lectern were replaced in 1875.

The Rectory, according to Francis Blomefield in 1808, "stands between the river and the churchyard, directly under it, the bottom of the steeple being higher than the top of the house". The building dates from the 18<sup>th</sup> century and the grounds include an ice house cut into the side of the hill on which the church stands. (Historic Environment Record, SMR number 19207). The church must have retained some significance into the 19<sup>th</sup>

century as in 1845 White's Gazetteer recorded that there was both a Rector and a Curate. Records also show that the Rectory was repaired and enlarged in 1883 and again in 1910 (Kelly's Directory 1933). It was sold as a private house in 1977, when the parish joined with Wroxham and Hoveton. In association with the church, a small school was built in the late 19<sup>th</sup> century (now the Church Rooms). This was extended in 1913 to provide accommodation for infants, and closed in 1936, when the children were transferred to the school at Coltishall.

Maps show that the road pattern has not changed substantially over the last 200 hundred years. Access from the Coltishall Road was still via Back Lane and Top Road. Early development in the village was along the line of Church Lane and The Street and this appears to be the 'main' street, with only sporadic development along Top Road. Top Road was formerly known as Butt Lane; it is thought that this was because a field opposite the entrance to Church Lane was used by villagers for Sunday archery practice.

The river has always played a large part in village life. Belaugh is unusual in having two Staithe (Commissioner's Staithe and Church Staithe), the oldest of which is Commissioner's Staithe on The Street. The land was registered in the Act of Enclosure of 1828, and Commissioner's Staithe has been in continuous use ever since.

Commissioner's Staithe would have been the commercial centre of village activity, where both goods and people arrived by water. Bulk items such as hay and coal, delivered by wherry, were stacked on the Staithe for collection or distribution around the village and wider rural area. Following the decline in the transportation of goods by river, the Staithe became popular for the holiday boating trade.

Commissioner's Staithe was the social centre of the village; its position adjacent to the well made it an informal meeting place for adults collecting water several times a day as well as a playground for the children. Fishing was always a popular pastime and this is an activity which continues today, along with picnicking or just sitting observing the river.

Church Staithe, located below the church tower is the newest Staithe. It was created in 1977 on the sale of the Rectory to ensure that the church had its own direct access from the river via Pilgrim's Path, an unusual feature in the Broads.

Farming has always played an important part in the life of Belaugh and until the mid-1980s there were four working farms within the parish, these being Grange Farm, Church Farm, Juby's Farm and Old Hall Farm. Traditionally a large proportion of the working population of the village would have been employed on these farms; on a regular basis as tenant farmers or farm labourers, or on a casual basis, at busy times, such as harvest. Grange Farm is the only one within the conservation area. Grain crops predominated, especially barley, taking advantage of the productive loamy soil, and this may explain the extensive range of farm buildings at Grange Farm including an unusually

large brick barn, possibly reflecting the size of the farm, (some 300 acres) and used to store and thresh the corn. The proximity to the river to transport the grain to market may also be a significant factor. Animals were a secondary crop, and largely kept to manure the land and serve the domestic purposes of the family.

The farmhouse at Grange Farm is built of flint and brick, both materials available locally, but not necessarily within the parish. The flint is knapped and squared and laid in courses, a particularly expensive way of building indicating that it must have been a building of some standing. It appears to have undergone modification in the 18<sup>th</sup> and 19<sup>th</sup> centuries, when a slate roof was also added.

### *Later Developments*

As can be seen from the population figures and from early maps, there was little expansion of the village until the 19<sup>th</sup> century, and even then, it was on a modest scale. Apart from the school and a small number of cottages, buildings of note are Belaugh House, built in the late 19<sup>th</sup> century on Top Road and Piper's Haigh (previously Sunny Haigh), constructed shortly afterwards and the only house to the east of Top Road.

Apart from agriculture, the main activities in the village were connected to its position on the river, which was important for both communication and trade. Employment was found in the marshes, maintaining drainage channels, cutting marsh hay and litter to be sent by train from Wroxham to London, as well as eel catching, fishing and wildfowling. Activities on the water were also important, with the Staithe providing access to the river for the movement of goods to and from other villages and the coast, as has been mentioned earlier. Nearby Coltishall, with its thriving malting and brewing trade in the 18<sup>th</sup> and 19<sup>th</sup> centuries must have provided employment as well as entertainment, and the chalk workings in the area contributed to the activity on the river. In the early 20<sup>th</sup> century, there were boatsheds on the eastern boundary of the parish, on the opposite side of the peninsular from the village. By 1916 the boat building trade was established in roughly its current position on The Street adjacent to Commissioner's Staithe. A family concern, two boathouses were building and hiring out wherries, racing yachts and boats, as well as storing and repairing private yachts. The boatyard is still in use today for the repair and hiring of boats.

Early 20<sup>th</sup> century development centred on vacant land between Top Road and Church Lane and included three pairs of thatched and rendered 'estate style cottages' and a pair of brick-built cottages (that were dated 1939) at 10-12 The Street (nos. 10-12 The Street have recently been demolished and permission has been granted for a new dwelling).

In the second half of the 20<sup>th</sup> century, some half dozen houses and bungalows have been added, but these, in the main, replaced earlier buildings, for example Kareela, on the site of the shop, and Duck Cottage. An early photograph shows a late 18<sup>th</sup> or early 19<sup>th</sup> century cottage which contained the only village shop, on The Street with an area



of open land to the river behind. A footpath beside it linked the river to The Street and this right of way exists today. The building was demolished and replaced by the current two storey house in 1963 and the shop closed ten years later.

The most recent buildings at Hill Piece Loke were built on former allotments.

It would seem that the village had few facilities apart from the Church, the school and the shop, but there were close associations with Coltishall, and the foot path through the water meadows connecting the two villages was regularly used well into the 20<sup>th</sup> century for access to work in the malting and brewing industry that thrived there in the 18<sup>th</sup> and 19 centuries, other shops and trades.

Although the village must have been relatively isolated on a cul-de-sac on the peninsular, the proximity of two larger villages brought mains gas in 1925, although mains electricity did not reach the village until 1956 and it was not connected to the main water supply until the mid 1960's. Prior to that the villagers drew their water from 17 wells, mostly serving individual houses, but 12 cottages shared a larger, roofed well head which stood on the Street opposite Commissioner's Staithe until it was irreparably damaged by an accident in 1971 and the site redeveloped for Staithe House. The village was connected to mains drainage in the 1960s when the sewage treatment works was built on the edge of the village.

Late 20<sup>th</sup> century changes include the sale of The Rectory as a private house and the formation of the Pilgrims Path to the Church Staithe in 1977, when the parish joined with Wroxham and Hoveton, and the cessation of active farming at Grange Farm in the mid 1980s, when the farm house and associated buildings were converted for residential use.

## **7. Spatial analysis**

Much of the character of the village is derived from the topography and the relationship of the built form to the river and the wider landscape. The sheltered position of the early development on the scarp slope means that long views of the village do not prevail. Access to the opposite bank is not easy, but the view from the river is particularly significant, with St Peter's Church sitting high above the River Bure and the village nestling in the slope below, contained by the river bank.

The scale, form and layout of the village are largely due to its relationship with the river and in particular, the points of access to the River from the Street. The lanes, lokes and paths from the higher ground at The Street developed to provide convenient access for the inhabitants, and this in turn has led to the distinctive form of the village.

Top Road provides the other boundary to development in the village, defining the transition between the open landscape and the built form of the village. There is little awareness of the river from this upper part of the village, but the church tower is a prominent landmark and almost constantly in view. There are long views from Top Road to woods across fields to the west towards Wroxham, and to the east, where the wooded ridge towards Horstead can be seen from Hill Piece and from the access to Church Lane. The significant open spaces here are mainly within private gardens, such as Sunny Haigh and Belaugh House, but undeveloped areas between the houses are just as important to the rural feel Hill Piece serves as a turning and parking area to the 20th century houses and bungalows, and is a hard-landscaped public open space which is unlike the soft landscaped areas found elsewhere in the village. This, including the area of grass containing the parish notice board is underexploited. The area would benefit from a sensitively designed formal parking area, landscaping and a bench for quiet contemplation at the hill top.

Leading off Top Road, Church Lane presents an enticing prospect as it drops down towards the river valley and makes a sharp turn to the right to run along the rear of the cottages on the upper road. Church Lane is a very intimate space; more of a lode than a road, enclosed by walls and hedges, the scene unfolding as it gently curves, rises to the Church and drops down again to join The Street at another right-angled bend. The churchyard is a major open space here, emphasised by its position at the summit of the hill and containing many mature trees. At the base of the tower a splendid view opens up over the village and along the river, while below, in contrast, the Pilgrims Path leads down steep steps through mature trees to open up views across and along the river at the Church Staithe.

At the junction of Church Lane and The Street, the Rectory gardens allow the first glimpse of the river from the road. A similar view of the river is afforded besides the former shop, although masked by a pair of metal gates. The Street is a narrow space, emphasised by the informal nature of the road itself, with no footpaths or hard edges. It is more densely developed with the boatyard occupying a prominent position and with the buildings, hedges and fences, enclosing the street itself. Distinctive features of The Street are the private gardens going down to the river, where neatly cut grass reaches the water's edge, (for example the Rectory, those attached to River Cottage and Staithe Cottage and further on, Duck Cottage). Commissioner's Staithe is a small, but prominent public open space in this part of the village; again, grass to the river edge, with the wild marsh and alder carr woodland on the opposite bank of the river providing a dramatic contrast to the neat character of the village. It is also here that the edge of the village, defined by the river can be observed, with views upstream of gardens and private moorings. The view downstream is more restricted by the boatyard buildings. Looking back up The Street the view of the church tower is a prominent feature, although marred by the confusion of overhead wires and associated poles.

At the end of The Street, the public footpath across the private grounds to Grange Farm allows long views towards the river. Beyond Grange Farm the countryside becomes apparent once more, with the footpath to Coltishall winding through lush water meadows. The topography is particularly prominent here, where to the east there is a dramatic change in level to the upper part of the scarp slope, at the top of which a narrow winding lane leads to the Wroxham/Coltishall Road which forms part of the conservation area boundary.

## 8. Character analysis

### *Use and activity*

Before the middle of the 20th century, a large proportion of the population found employment within the parish or close by, predominately in occupations relating to agriculture or the river. The majority of buildings in the village were, and still are, in residential use. Small to medium sized cottages prevail, most of them set in gardens large enough to grow vegetables for the family, which is demonstrated by the pattern of development in, for example, Top Road. Traditionally, these smaller dwellings were tied cottages in the ownership of the employing farmers; the larger buildings in the village were associated with the farms, which, apart from Grange Farm, were located outside the village envelope. Nowadays, changes in agricultural practices and improved transport have meant that less of the residents work in the parish, and the riverside setting has made this a popular location for retirement and for holiday accommodation, although unlike some other settlements in the Broads area, the proportion of buildings in seasonal use appears to be relatively low.

### *Overview of streets, buildings and architecture*

#### *Top Road.*

Top Road is characterised by:

- Road with grass verges but no kerbs or footpaths
- Fields to the east contained by well-kept hedges
- A mix of detached and semi-detached houses and bungalows
- Single storey and two storey development
- The buildings generally set back from the road
- Front gardens behind hedges
- Many mature trees

The entrance to the village on Top Road is marked by houses either side, with gardens enclosed by hedges and containing mature trees. Piper's Haigh penetrates the farmland to the east, and to the west, two pairs of 20<sup>th</sup> century houses mark the beginning of the village envelope. This sense of enclosure and maturity is interrupted by an access and

parking / garaging for the 20<sup>th</sup> century houses and bungalows at Hill Piece which is of an uncharacteristic scale and design. A small area of grass containing the parish notice board appears to be unused and is also a suitable case for improvement, where some additional landscaping would be of benefit. Almost hidden from view, a narrow lode runs steeply down from Hill Piece to emerge between two cottage gables onto The Street in the lower part of the village. Until the early 20<sup>th</sup> century, this footpath was an important link between The Street and Hill Piece, providing access for the delivery of coal and other goods from Commissioner's Staithe and for water from the public well on The Street. Nowadays, the lode still forms a charming and useful pedestrian link between the two parts of the village and its informal character should be retained.

Beyond Hill Piece, Belaugh House is a substantial 19<sup>th</sup> century house, set back from the road in a generous plot containing a large number of mature trees, including beech, chestnut and Corsican pines.

Previous to 2020, at the junction of Top Road with The Street, a traditional red 'K6' public telephone box was a prominent landmark. Unfortunately BT removed it as a part of a project consolidating their assets. Given the positive contribution that the K6 public telephone box made to the conservation area, it would benefit from the re-installation of a telephone box, which could be re-used as some form of village facility. This could possibly be undertaken as a joint project in association with the Parish Community Forum.

The pattern of development on the remainder of Top Road is of dwellings, detached or semi-detached on rectangular plots running towards the river valley. The road is flanked by gardens enclosed by hedges, apart from where accesses have been formed for car parking in the gardens. The sense of enclosure to this edge of the village could be improved with additional planting to these driveways or parking areas. Development here is mainly 20<sup>th</sup> century, including 3 pairs of 'estate style' cottages, thatched with rendered walls. These seem to turn their backs to Top Road, with their main elevation to Church Lane, facing the river valley. Flint Cottage, formerly a terrace of cottages and now extended to form one house, is set in a large plot running down to the river and marks the end of the village development on Top Road.

Beyond Flint Cottage and the conservation area boundary, the views open over the landscape with sporadic development until the tracks to Old Hall Farm and Juby's Farm are reached.

#### *Church Lane.*

Church Lane is characterised by;

- A narrow winding lode following the topography
- No formal road surface

- Grass verges with no kerbs or footpaths
- Enclosed by red brick and flint walls and hedges
- A mix of plot sizes
- A mix of building styles and ages

Leading off Top Road, almost at the end of the built up area, Church Lane drops down quite steeply towards the river, to make a sharp turn to the right behind the 'estate style' cottages to run parallel with the river. The lane then gently curves as the ground rises up to the highest point in the village at the Church. Lower down, it joins The Street on a sharp bend. Church Lane is a very intimate longitudinal space, tightly enclosed by walls and hedges. It is essentially an informal loke, unsurfaced with grass at the verges and in the centre. This informality in materials and construction is essential to its character, and every effort should be made to preserve it.

To the west a good example of 1950s architecture (High Meadow), designed by architect Lionel Smith, recently re-ordered, and a bungalow overlook the river, the latter having been built in the grounds of the former school. The former school (now Church Meeting Rooms) is set down below the level of the churchyard in a grassy plot almost hidden by mixed evergreen and deciduous hedges. Part of the plot adjacent to the churchyard, has been set aside as a small informal parking area between school and church. It is currently unsurfaced and any intensification of use of this area may necessitate some sort of low maintenance surfacing. The choice of materials and layout will need to be carefully handled to preserve the character of the area.

The Church of St Peter occupies a commanding position above a steep bank dropping down to the river. It is the only statutory listed building in the village, grade I. A wooded hoggin path and steps (The Pilgrims Path) leads from the base of the tower down to the river edge at the Church Staithe. This allows mooring for boats to enable visitors to access the church directly, and is one of only a few churches in the Broads to have this facility. The trees in this area and on the churchyard should be maintained carefully, to preserve the character of the area. Built of stone, flint and brick, the churchyard wall is a particularly important feature on Church Lane.

Opposite the church, Hillcrest is a two-storey red brick house. There is evidence of an earlier building on the west gable, where it can be seen that the building was extended, heightened and refaced late in the late 19th century or early 20<sup>th</sup> century. It has recently been extended. It is possible that the use of the original building was connected to Church.

### *The Street*

The Street is characterised by:

- Road with grass verges but no kerbs or footpaths

- Road enclosed by buildings, walls, hedges or fences
- A tight knit form of development
- A mix of architectural styles - small scale cottages and larger scale 20<sup>th</sup> century houses, mainly two storey
- Distinctive riverside boatyard development
- Open green spaces adjacent to the river
- The centre of the village is in marked contrast to the open countryside surrounding the developed area

At the junction between Church Lane and The Street, The Old Rectory is built hard up against the road with a large garden adjoining the river behind. Glimpses of the river through the garden are partly masked by a 20<sup>th</sup> century carport. A red post box in the wall of the Rectory is a prominent feature.

As can be seen from the historical background to this appraisal, boats and boat building has been a traditional occupation in Belaugh for at least a century. This industry has produced a particular type of development in the village centre; a series of characteristic long thin sheds built at right angles to the river, traditionally clad and roofed with corrugated iron painted mostly in shades of dark green. More recently erected temporary shelters for boat repair may need to be formalised to reflect this character in some way. The boatyard buildings restrict views of the river.

Beyond the boatyard, there are two gardens adjacent to the river, but separated from the houses by the road. This traditional configuration protects the buildings from flooding whilst exploiting the river frontage. River Cottage retains its traditional boatshed at the water's edge.

The grass verges and informal design of the road on The Street should be retained.

Whereas the church tower is visible from many places in the village, the visitor is hardly aware of the proximity of the river until Commissioner's Staithe is reached. Apart from Church Staithe, this is currently the only public open space adjacent to the river, although a third access - Footpath No 4, leads from the Street to the water.

A small area of carparking is separated from Commissioner's Staithe by timber posts. It is a popular area for residents and visitors by road and by river, for picnics, fishing or quiet contemplation. The landscaping is natural and this informal feel should be retained. Recent improvements have been made to the village sign and interpretation board. The slipway into the water has been restored and gives access for canoes and small craft. The marsh and alder carr on the opposite bank would benefit from careful management, but the wild character should be retained and any permanent mooring discouraged.

The sewage pumping station adjacent to Commissioner's Staithe is partially hidden by planting, although a small gap in the screening still exists. A more permanent screen of say, Norfolk reed panels, to supplement the planting, would be beneficial.

There are several mid 20<sup>th</sup> century buildings in the village centre. Whilst not traditional in style, they generally use materials from the same palette and fit into the character of the area, by virtue of their boundary treatments which continue the enclosure of the street e.g. Duck Cottage by planting; Staithe House by brick walls. However, opposite Commissioner's Staithe, the sense of enclosure has been lost with the open vehicle access to The Knoll on higher ground. Improvements could be made to enclose the boundary here and link it visually to the rest of The Street.

At the end of The Street, Grange Farm is an interesting group of buildings of high architectural character, both individually and as a group. The farm house (which is of significant architectural and historic merit,) is built of flint with brick dressings in an elegant country style. On the opposite side of the loke, the barn is particularly imposing, not only because of its size in plan form but also because of the sweeping pantile roof and its relationship to the dramatic change in ground level behind it. This and the associated farm buildings have been converted to residential use, but it is still possible to understand how this group of buildings worked as a farm.

#### *Architectural styles and materials.*

There is no prevalent architectural style as would be found, for example, in planned suburban areas. The village has grown up slowly and this is reflected in the variety of building designs, closely related to use (for example, the farm buildings at Grange Farm, the boatsheds and the domestic dwellings). A unifying factor is the scale of development, generally small scale, of no more than two storeys. Buildings constructed in the late 20<sup>th</sup> century, however are of a slightly larger scale than the earlier buildings. Generally, the roofs of the smaller buildings are gabled, with the ridges parallel to the street. Larger houses, such as The Old Rectory, have hipped roofs. The boatsheds are distinctive in their form, at right angles to the street and the river.

A variety of materials has also been used; the earlier buildings employing those found locally (although not necessarily within the parish) such as flint, brick and pantile. 19<sup>th</sup> century and early 20<sup>th</sup> century buildings introduced render, slates and thatch. Those most recently constructed are of brick and pantile, although the character of the brick used does not always harmonise with the earlier material. The issue with brick choice was mainly as a result of limited post war and late 20<sup>th</sup> century choice of brick, caused by the closure of local brickworks and consolidation in national brickworks. However, there is now more choice in brick types which allows for matching vernacular brick.

#### *Trees and significant open spaces*

Trees and hedges contribute greatly to the beauty and attractiveness of the village. The approaches to the village are lined with mixed hedges and there are many groups of

mature trees within the village envelope, in particular around the church and the Church Meeting Room, and in the grounds of the Old Rectory and Belaugh House. There are no Tree Preservation Orders in the village, as consent is required from the Broads Authority for any work to trees within the conservation area. Many of these trees are reaching or have reached their maturity and thoughtful management of them is required to maintain their important contribution to the character of the area. It is an objective to both maintain existing trees and promote new planting where appropriate to secure the ongoing tree cover and associated character of the conservation area.

Commissioner's Staithe is a significant open space within the village street scene, particularly as it opens up views along the river. The area beside Hill Piece is also an important focal point, although it could be made more attractive with sensitive landscaping. Other noteworthy open spaces are in the main, within private gardens, but undeveloped areas throughout the village (for example between Top Road and Church Lane) are just as important to the rural character of the village.

However, the setting of the village depends heavily on the wider landscape. There is extensive tree cover following the meander in the river, giving the village an almost circular green backdrop, and protection of this wider area is important factor in the preservation of its character.

#### *Boundaries*

Traditional walls, fences and gates exist throughout the conservation area and make an important contribution to its character. Historic walls survive around the churchyard and along Church Lane, and in The Street flint and brick retaining walls, timber picket fences and railings provide traditional means of enclosure. Hedges are the more usual boundary treatment on Top Road, although they are also found throughout the conservation area. Standard, close boarded fences are not vernacular, do not contribute to the character of the area and can close off important glimpses and views.

## **9. Issues, pressures and threats**

#### *Buildings*

Generally, the buildings and gardens are very well maintained. However, the special character of conservation areas can easily be eroded by seemingly minor, and well intentioned, home improvements such as the insertion of replacement windows and doors with ones of an inappropriate design or material, (for example hinged opening lights in lieu of sash windows and UPVC instead of painted timber). This is a particular issue with unlisted buildings that have been identified as contributing to the character of the conservation area. In line with current legislation, all complete window replacements are required to achieve minimum insulation values, but recognising the affect that inappropriate replacements can have, Local Authorities are empowered to



relax that requirement when considering the restoration or conversion of certain buildings within conservation areas, and advice should be sought from the local Planning Department at an early stage.

### *Streetscape issues*

An essential part of the character of the village is the scale and informality of its streets and lokes, for example The Street and Church Lane. Any proposals to diminish this character by introducing kerbs, footpaths and modern materials should be resisted. At Hill Piece the width of the road, the introduction of footpaths and the use of materials are in stark contrast to the earlier thoroughfares, and these factors should be taken into account when any new development or vehicle accesses are being considered. Access to the river and the lower part of the village is difficult in any vehicle larger than a car, due to the narrow width of the roads, the incline and the tight corners at either end of The Street. This is not normally an issue for residents, but deliveries by large vehicles to the boatyard have in the past, caused damage to verges and occasionally buildings. The boatyard is an essential part of the character of the village, and it is not suggested that this activity should cease, but consideration could be given to restricting the size of vehicles allowed access to The Street. Public parking in Belaugh is restricted with only a handful of spaces available at Commissioner's Staithe, which are often in high demand.

The important contribution made by mature trees, both within the village and in the wider area has already been highlighted, but the removal of smaller trees, hedges and other traditional boundary treatments, particularly in order to provide parking in gardens, can have an adverse impact on the character of the buildings and the overall street scene. This is particularly noticeable on Top Road, where appropriate replanting could soften the effect of these alterations to the original boundary treatments.

There is little room for new development within the conservation area and proposals for extending or altering existing properties should be carried out with due regard to the effect on the character of the area. The approaches to the village are so important to the character that development outside the village envelope should be resisted.

## **10. Recommendations**

This appraisal has identified the distinctive qualities that make the Belaugh Conservation Area special which should be preserved and enhanced, and has also identified the following areas that would benefit from improvements:

- Additional planting to boundaries on Top Road around vehicle accesses
- Reinstatement of boundary enclosure to the vehicle access to The Knoll

- Environmental enhancement and a review of the signage, heritage interpretation and benches at Commissioners' Staithe and Church Staithe and replacement with more traditional materials where appropriate
- Environmental enhancements to Church Staithe. This might include works to the riverbank, new seating and heritage interpretation and screening to the sewage pumping equipment adjacent to Commissioners' Staithe
- Environmental enhancements to the parking and turning area at Hill Piece. This might include resurfacing of the road and parking area, timber bollards to prevent parking on the grass, tree or other planting, a bench.
- The removal or tidying up of the overhead wires in The Street
- Improved parking area to the church room.
- Maintain existing trees and promote new planting where appropriate to secure the ongoing tree cover and associated character of the conservation area.

#### *Suggested boundary changes*

The original conservation area was declared in 1973 and reviewed in 2011. As part of the 2011 appraisal, it was proposed that Piper's Haigh on Top Road should be included within the conservation area. Unfortunately, due to an oversight, that alteration to the boundary was never formally adopted by Broadland District Council. We still consider the building and its grounds to be worthy of inclusion within the conservation area, and as such this is once again proposed as an extension.

The following change to the conservation area boundary is therefore suggested:

Extend boundary to include the following property and its curtilage:

(a) Piper's Haigh on Top Road. Note this extension is within Broadland District Council's administrative area (see **MAP 1** below).

#### *Suggested Article 4 Directions*

Given the importance of the views from the river and the topography of the valley side there would be concerns about the impact of the installation of solar panels which can be currently undertaken without planning consent in some instances. An Article 4 direction could be used here in order to ensure solar panels require planning consent. This would not be to completely stop the use of solar panels but to ensure that consent is required so they can be positioned sympathetically and protect views from the river.

There are three semi-detached properties in Belaugh which have thatched roofs and these thatched roofs are considered to contribute significantly to the character of the properties and wider conservation area. Thatched roofs can be changed under the current permitted development rights and given the properties are semi-detached could result in one side being changed from away from thatch which would be considered particularly detrimental to the character.

The imposition of two Article 4 Directions is therefore proposed as follows:

Categories of permitted development which are restricted under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 upon confirmation of this Direction.

1. The installation, alteration or replacement of solar photovoltaic (solar panels) or solar thermal equipment on the front, side or waterway facing roof slopes of a dwellinghouse, being development comprised within Class A of Part 14 of Schedule 2 to the Order

*Properties comprised in the land affected by this Direction*

*The Street, Belaugh: 1, 3, 5 Staithe Cottage, 6, 7, 11, 10-12 Hillside and Riversdale, 11, 14, 15, 16, 17, 18 The Old Rectory.*

2. Altering the existing roof covering of the front or side of a roof of a dwellinghouse where the roof covering forms part of the principal elevation or is visible from a highway, being development comprised in Class C of Part 1 of Schedule 2 to the Order.

*Properties comprised in the land affected by this Direction*

*Top Road, Belaugh: 4-5, 8-9, 10-11.*

See **Map 2 and 3** below

*Suggested inclusions on the local list*

<p><i>Top Road</i>  2 Piper's Haigh  7 &amp; 8 Hill Piece  Belaugh House  No 7, Holly Wood  Nos 4 &amp; 5, 8 and 9, 10 and 11  No 12 Flint Cottage</p>	<p><i>Church Lane</i>  The Old School (Church Meeting Rooms) &amp; outbuilding  Hillcrest, outbuilding and walls to Church Lane  High Meadow, 3 Church Lane</p>
<p><i>The Street</i>  The Cottage  Church Cottage &amp; flint boundary wall  The Old Rectory  Bure House  River Cottage &amp; boundary wall</p>	<p>Staithe Cottage  Boatsheds  Grange Farmhouse  2, 6 and 8 Bure Bank, (Cartshed and farm buildings EXCLUDING no. 4 Sevenstead)  See <b>Map 4</b> below</p>

**Public consultation**

This appraisal was subject to public consultation during May – September 2021. It should be read in conjunction with the adopted Policy and Guidance (see **Appendix 3**).

## **Appendix 1**

### **Listed building within the conservation area**

The following building is included in the list of Buildings of Special Architectural or Historic Interest compiled by the Secretary of State:

Church of St Peter, Belaugh, Grade I

## **Appendix 2**

### **List of buildings considered to positively contribute to the character of the Conservation Area.**

Whilst the following buildings, boundary walls and railings within the present conservation area and the proposed extensions to it do not merit full statutory protection, they are considered to be of local architectural or historic interest, and every effort should be made to maintain their contribution to the character of the conservation area.

#### *Top Road.*

2 Piper's Haigh  
7 & 8 Hill Piece  
Belaugh House  
No 7, Holly Wood  
Nos 4 & 5, 8 and 9, 10 and 11  
No 12 Flint Cottage

#### *Church Lane.*

The Old School (Church Meeting Rooms) & outbuilding  
Hillcrest, outbuilding and walls to Church Lane  
High Meadow, 3 Church Lane

#### *The Street*

The Cottage  
Church Cottage & flint boundary wall  
The Old Rectory  
Bure House  
River Cottage & boundary wall  
Staithe Cottage  
Boatsheds

Grange Farmhouse  
2, 6 and 8 Bure Bank, (Cartshed and farm buildings EXCLUDING no. 4 Sevenstead)

### **Appendix 3**

#### **Broads Authority**

##### **Planning documents, policies and associated guidance**

Local Plan for the Broads (Adopted 2019):

Policy SP5: Historic Environment

Policy DM11: Heritage Assets

Policy DM12: Re-use of Historic Buildings

Policy DM43: Design

Policy DM48: Conversion of Buildings

Policy SSMills: Drainage Mills

Broads Authority Supporting Documents:

The Landscape Character Assessment  
(Updated 2016)

The Landscape Sensitivity Study for renewables and infrastructure (adopted 2012)

Strategic Flood Risk Assessments

Broads Authority Flood Risk SPD

Biodiversity Enhancements Guide

Landscape Strategy Guide

Mooring Design Guide

Riverbank Stabilisation Guide

Waterside Bungalows and Chalets Guide

Sustainability Guide

Planning Agents information booklet

Keeping the Broads Special

Building at the Waterside

#### **Broadland District Council**

##### **Planning documents, policies and associated guidance**

Joint Core Strategy for Broadland, Norwich and South Norfolk (Adopted January 2014):

Policy 1: Addressing climate change and protecting environmental assets

Development Management DPD (Adopted 2015):

Policy GC4: Design

Policy EN2: Landscape

Broadland District Council Supporting Documents:

Landscape Character Assessment

Design Guide (1997)

Place Shaping (a guide to undertaking development in Broadland)

Please note: Local planning policies, supporting documents and guidance are updated periodically, whilst this policy and document list was relevant at the time of the writing of the report please check with the relevant Authority for update.

#### **Appendix 4:**

##### **Sources of information**

Belaugh! A Millennium review  
Blomefield – Volume VI – 1808  
Draft Local Character Area Appraisal 22, Bure Valley – Upstream Wroxham to Horstead.  
English Heritage: Guidance on conservation area appraisals, 2006  
English Heritage: Guidance on the management of conservation areas, 2006  
English Heritage and CABE: Building in Context: New development in historic areas  
East Anglia, A Geographia Guide  
Historic England<sup>1</sup> (2020) – Heritage and Society  
Historic England (2019) Advice Note 1 Conservation area appraisal, designation and management  
Historic Environment Record, Norfolk Landscape Archaeology  
Kelly's Directory of Norfolk – 1933  
Norwich and its Region, British Association for the Advancement of Science, 1961  
St Peter's Church leaflet  
The Buildings of England, Norfolk 1: Norwich and North-East, Nicholas Pevsner and Bill Wilson  
William White – History etc – 1845  
Whites Gazetteer of Norfolk 1883

#### **Appendix 5:**

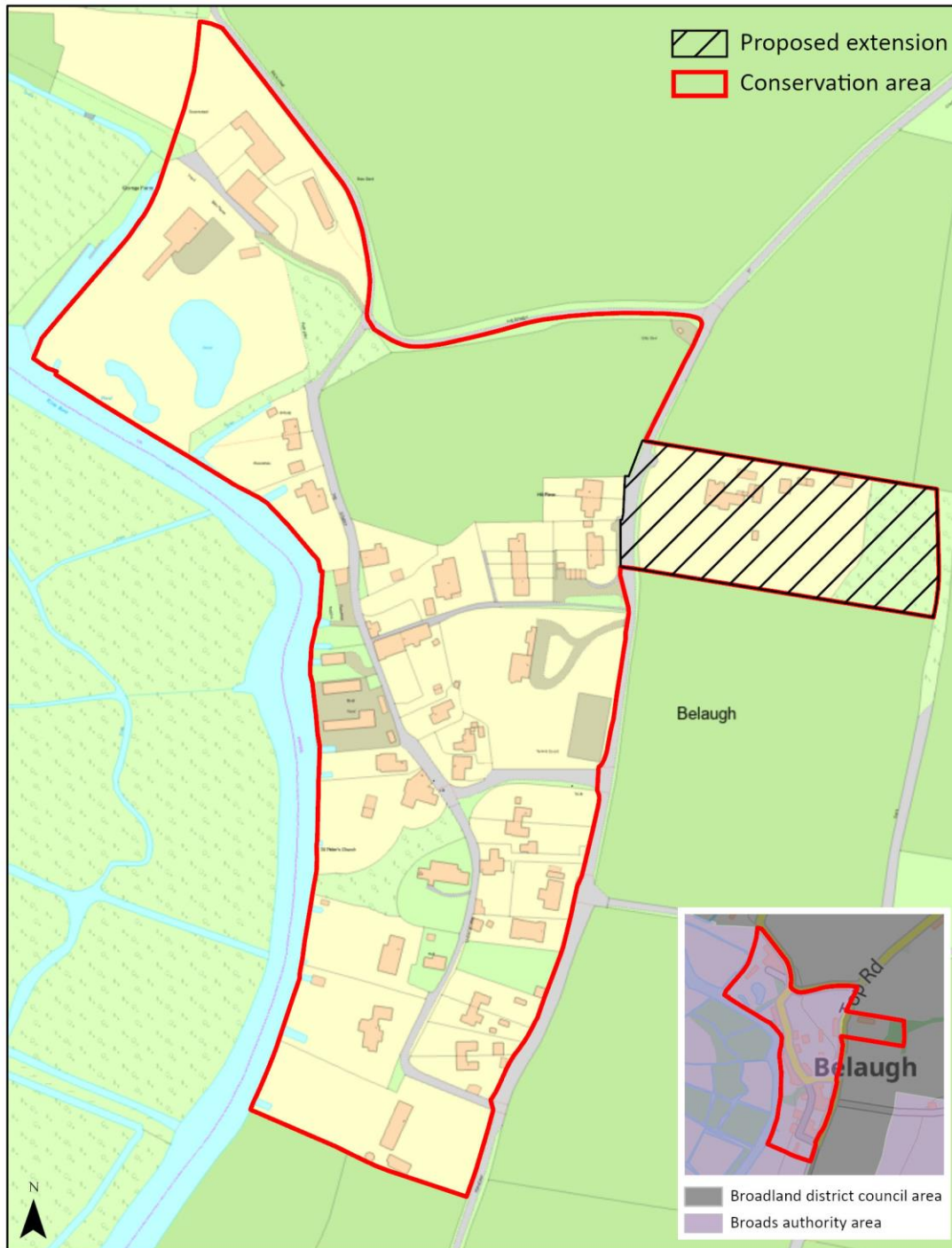
##### **Contact details and further information**

Broads Authority  
Address: The Broads Authority, Yare House, 62 – 64 Thorpe Road, Norwich NR1 1RY  
Telephone: 01603 610734  
Website: [www.broads-authority.gov.uk](http://www.broads-authority.gov.uk)

Broadland District Council  
Address: Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich, NR7 0DU  
Telephone: 01603 431133  
Website: [www.broadland.gov.uk](http://www.broadland.gov.uk)

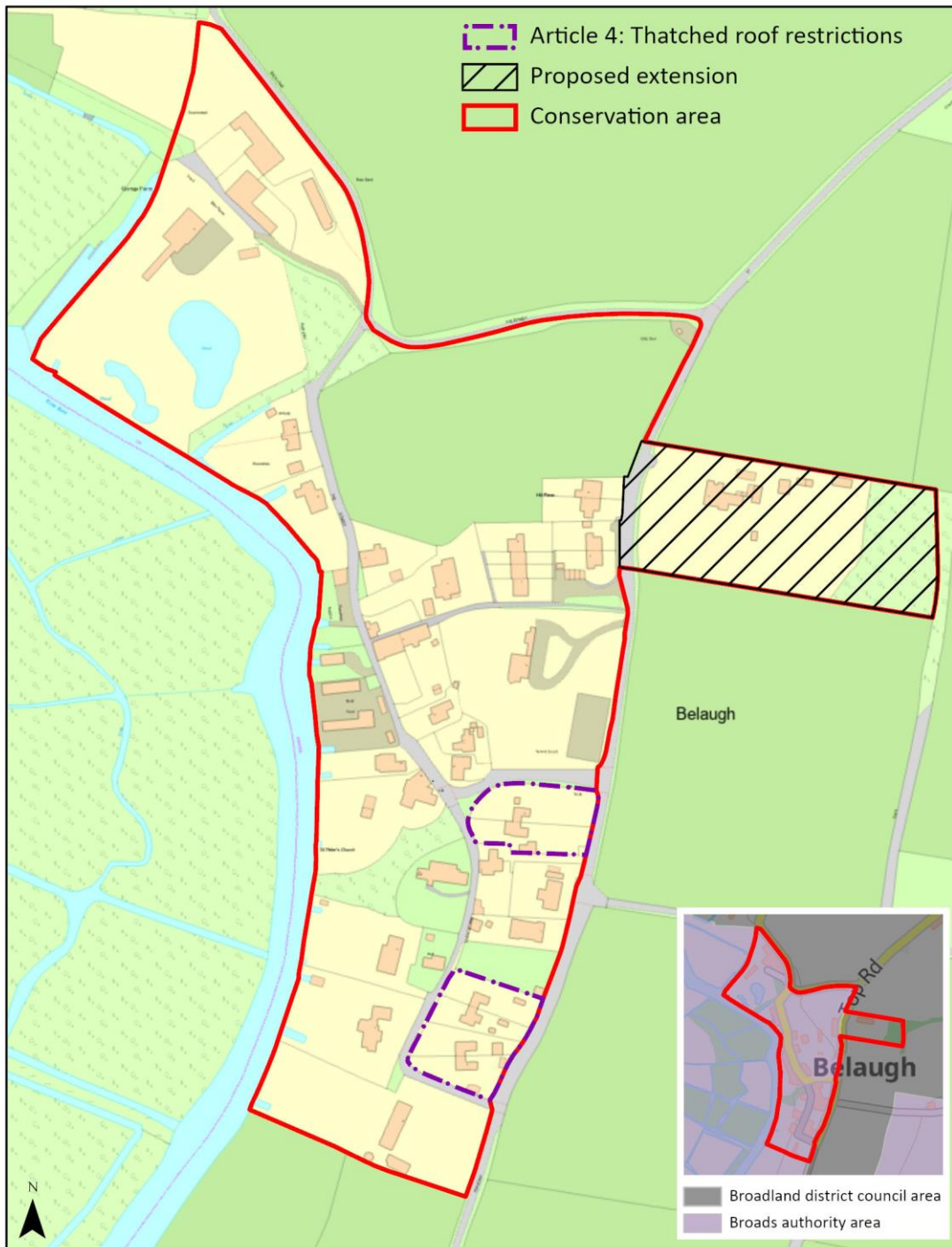
Norfolk Historic Environment Service  
Address: Union House, Gressenhall, Dereham, Norfolk NR20 4DR  
Tel: 01362 869280  
Website: [www.heritage.norfolk.gov.uk](http://www.heritage.norfolk.gov.uk)

**MAP 1: Conservation area boundary and extension**



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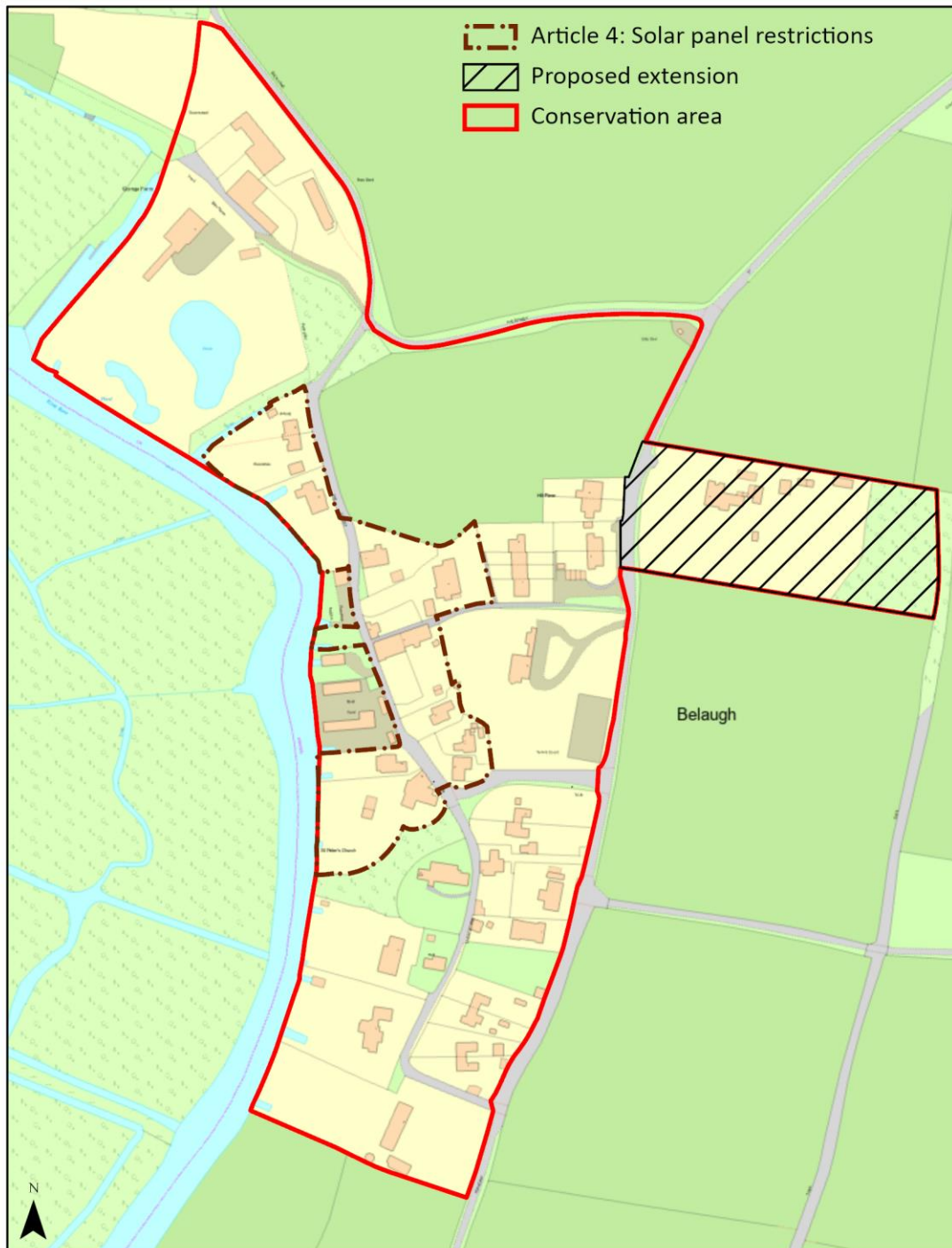
## MAP 2: Article 4 Direction - thatch



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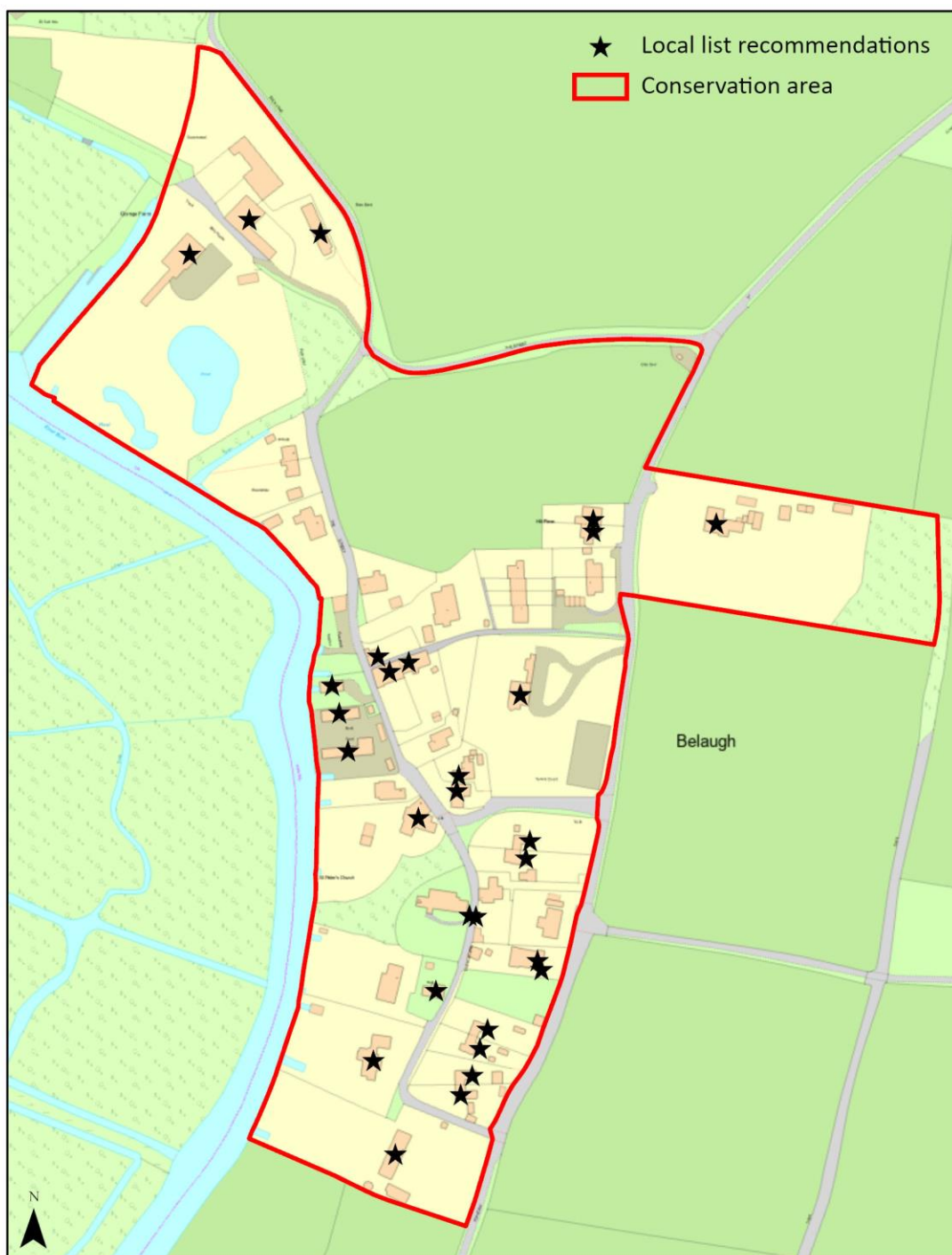


### MAP 3: Article 4 Direction – solar panels



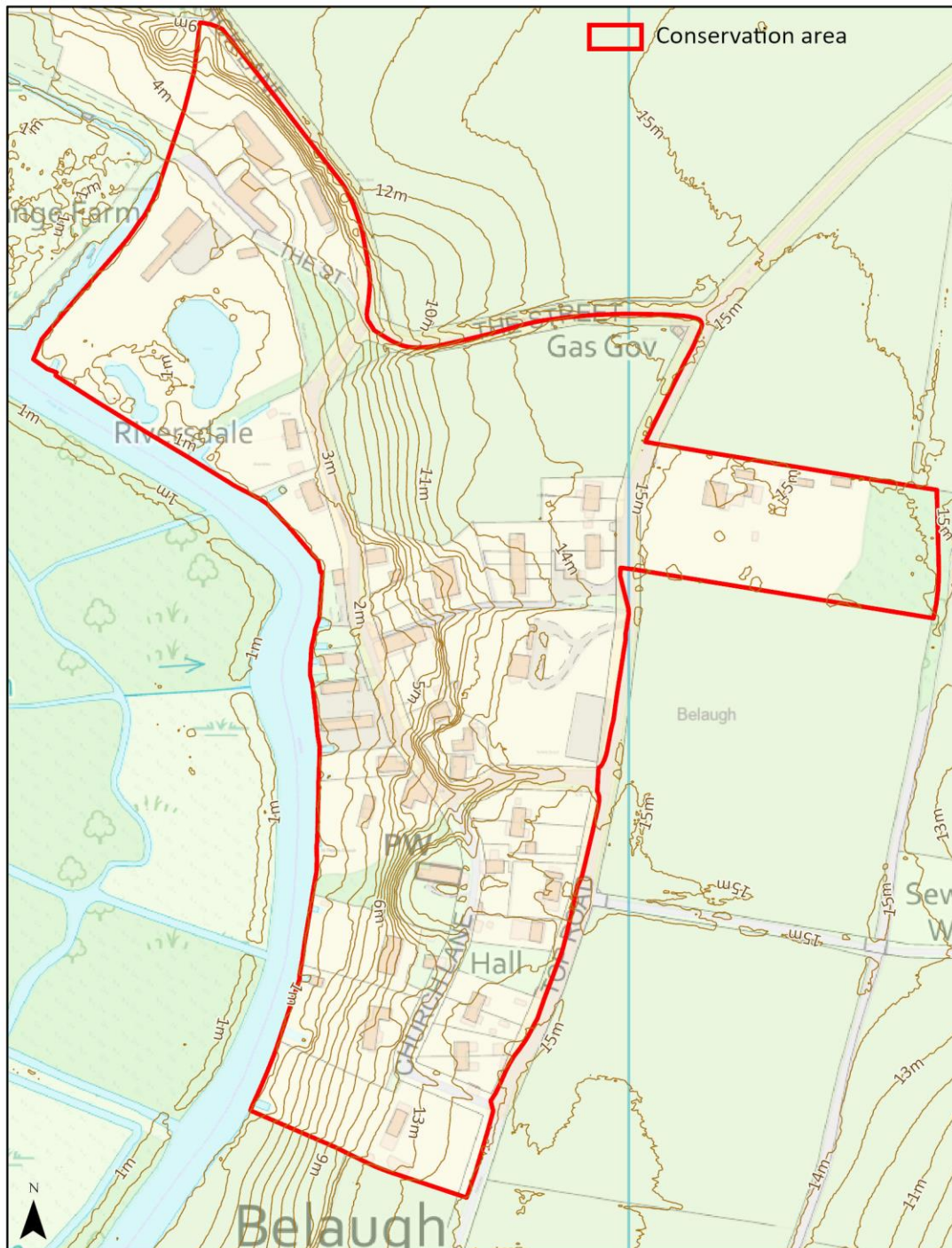
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## MAP 4: Local Listings



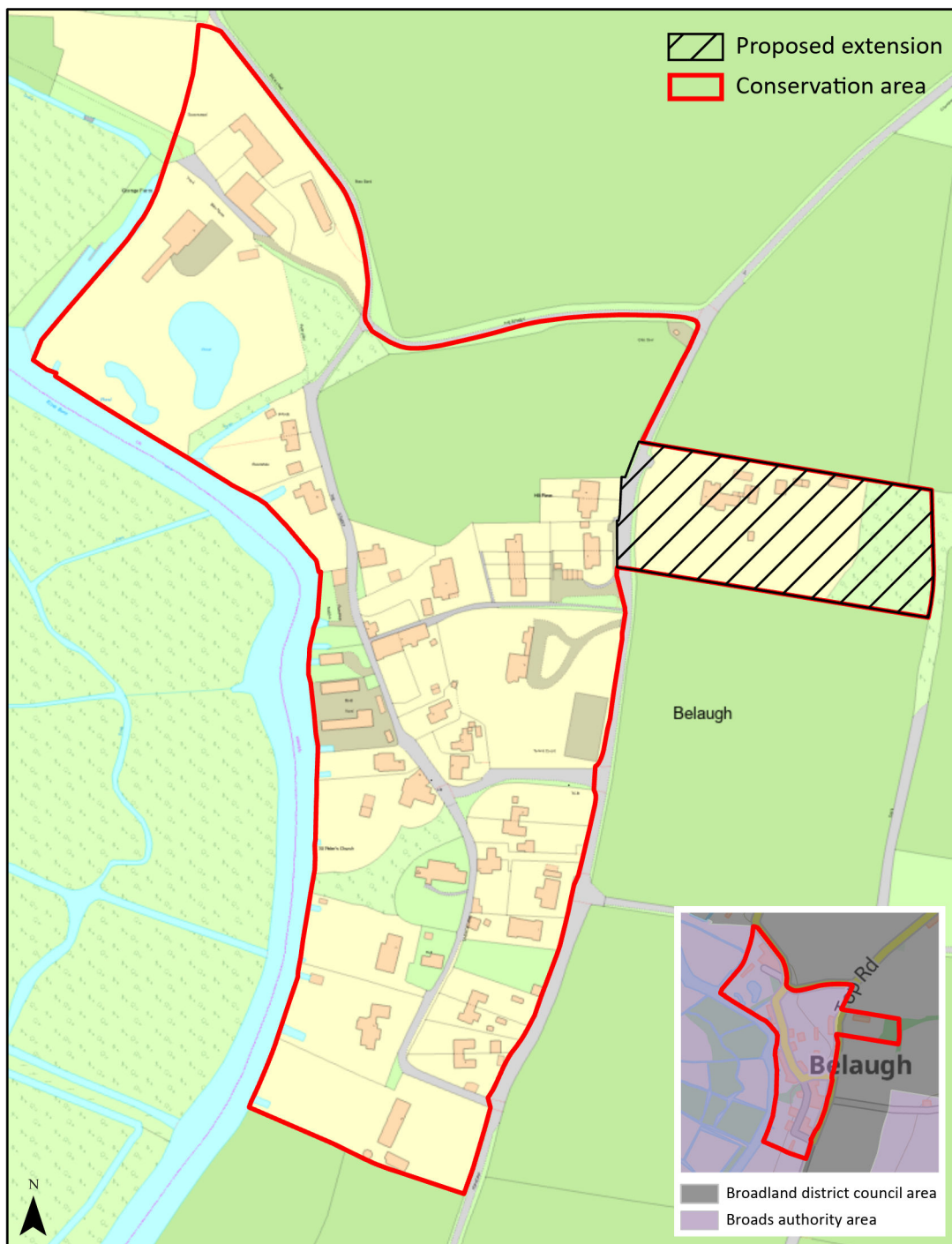
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## MAP 5: Topography



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### **Appendix 3**

#### **Proposed additions to Broads Authority Local List**

##### Top Road

2 Piper's Haigh

7 & 8 Hill Piece

Belaugh House

No 7, Holly Wood

Nos 4 & 5, 8 and 9, 10 and 11

No 12 Flint Cottage

##### Church Lane

The Old School (Church Meeting Rooms) & outbuilding

Hillcrest, outbuilding and walls to Church Lane

High Meadow, 3 Church Lane

##### The Street

The Cottage

Church Cottage & flint boundary wall

The Old Rectory

Bure House

River Cottage & boundary wall

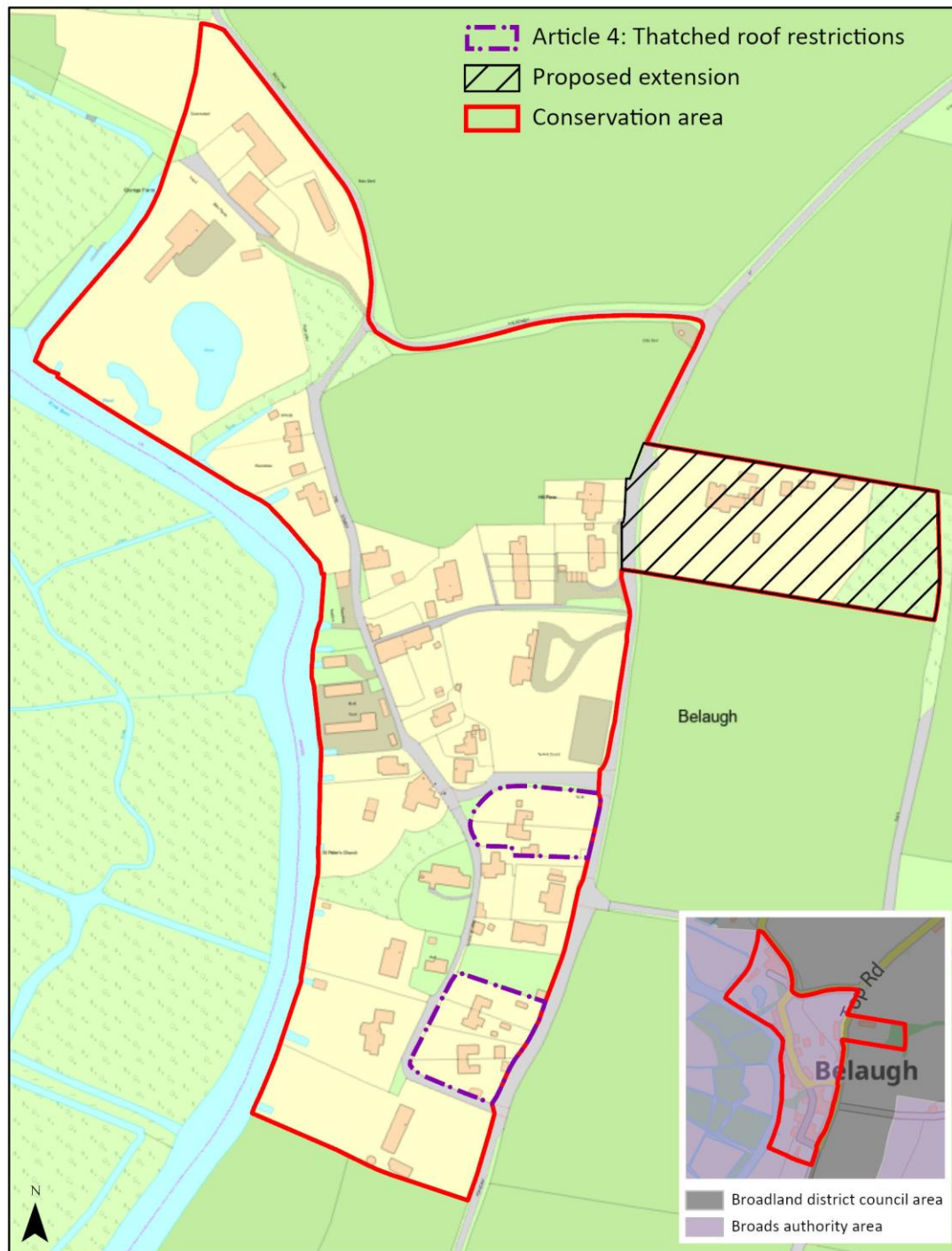
Staithe Cottage

Boatsheds

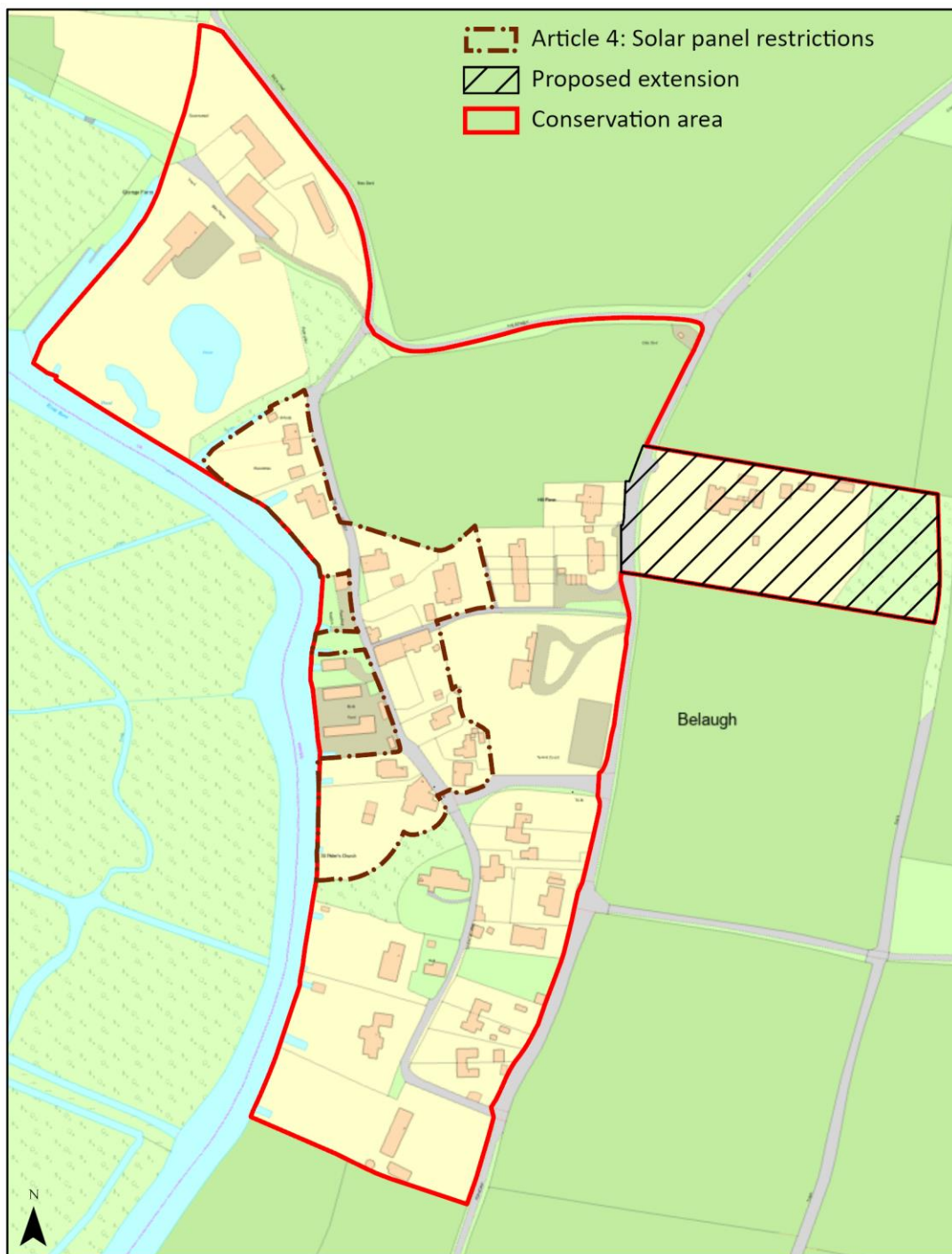
Grange Farmhouse

2, 6 and 8 Bure Bank, (Cartshed and farm buildings EXCLUDING no. 4 Sevenstead)

## Appendix 4: Article 4 direction areas



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## Appendix 5 Consultation responses

Organisation	Method of response	Comment	Response	Notes
Private individual	Email	Supports Local List and Article 4 directions	Thank you for your response (KK)	Noted. No further action.
Private individual	Email	Queries re responsibilities for street trees	KK advised that the trees are on unregistered land. Our tree consultant did not think the trees were causing an obstruction but if they were considered to be, NCC would be responsible for removing the obstacle under the Miscellaneous Provisions Act.	No further action
Private individual	Phone call	Query as to why nos. 10-12 The Street are proposed for Local List when PP has been granted for their demolition.	Explained that we have no guarantee that the PP will be implemented and as such they are considered worthy of LL.	Remove nos. 10-12 The Street from proposed Local List now that they have been demolished.
Norfolk County Council Historic Environment Service	Email	We were impressed with the draft reappraisal, which appears to tackle the historic environment aspects well. We would just like to add that the Norfolk County Council Historic Environment Strategy and Advice Team will continue to offer advice to the local planning authority on planning applications which may have historic environment implications within and without the conservation area.	Acknowledged	Noted. No further action



Organisation	Method of response	Comment	Response	Notes
Private Individual	Email	Sevenstead should not be locally listed as not old	Acknowledged- agreed given level of alteration there isn't much historic fabric left - although barn is still attractive and has group value - so agree to remove from LL inclusion and update CAA to highlight group value of barn	Remove from list and update CAA to ensure its group value is noted
Private individual	Comment from consultation event	Supports article 4, in particular in relation to solar panels which could be visually intrusive.	Thanked for response verbally.	No further action.
Private individual	Email	Does not support Article 4 restricting solar panels: - we should not be doing anything that would deter people from taking steps to mitigate climate change; the visual impact is minimal and it is an outdated aesthetic to think they are intrusive; the Broads will be severely affected by rising water levels and climate change and we shouldn't be deterring individuals from taking actions to help.	Thanked by e-mail.	Consider Article 4s re solar panels.
Private individual	Email	Doesn't think his property is currently included in the CA and doesn't want the CA extended to include it due to restrictions on trees and solar panels and additional bureaucracy. Diesel boats should not be allowed in a conservation area.	Email sent explaining that the CA was extended in 2011 to include his property. The Article 4 direction re: solar panels will not cover his property. Points raised regarding the use of diesel boats are not relevant to this consultation	No further action.

# Heritage Asset Review Group

## Notes of the meeting held on 17 September 2021

### Contents

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### Present

Harry Blathwayt, Nigel Brennan, Stephen Bolt, Bill Dickson, Andrée Gee, Tim Jickells and Melanie Vigo di Gallidoro

### In attendance

Kayleigh Judson – Heritage Planning Officer, Kate Knights – Historic Environment Manager and Sara Utting - Governance Officer

## 1. Appointment of Chair

Harry Blathwayt was proposed by Tim Jickells and seconded by Bill Dickson.

**Harry Blathwayt was appointed Chair.**

## 2. Appointment of Vice-Chair

Tim Jickells was proposed by Harry Blathwayt and seconded by Melanie Vigo di Gallidoro.

**Tim Jickells was appointed Vice-Chair.**

## 3. Declarations of interest

No declarations of interest were made.

## 4. Notes of HARG meeting held on 25 June 2021

The notes of the meeting held on 25 June 2021 were received. These had been submitted to the Planning Committee on 13 August 2021.

### **Minute 5 – any other business – St Benets**

The Historic Environment Manager advised that she had met with Natalie Butler of the Norfolk Archaeological Trust (NAT) who had confirmed that as the whole site was a Scheduled Monument, Scheduled Monument Consent would need to be granted by Historic England (HE) for any works. NAT was aware of the degradation caused by visitors and had proposed a fence to protect the vulnerable areas but this was not supported by HE which was suggesting that a sign be erected, drawing visitors' attention to the potential impact of their actions. The effectiveness of the sign would then be monitored. In terms of the cattle, the site had been purchased with a sitting tenant who had a right to graze cattle. Finally, in terms of the cross, the lease for that part of the site carried a maintenance responsibility but the cross remained with the Diocese. The HEM concluded that the situation would continue to be monitored, with ongoing dialogue with the NAT.

## 5. Historic Environment Team progress report

The Historic Environment Management (HEM) and the Heritage Planning Officer (HPO) presented the report providing an update on progress with key items of work by the Historic Environment Team between 25 June and 17 September 2021.

### **Conservation Area review**

The HEM advised that the consultation period for the review of the Belough Conservation Area ended on 10 September 2021. A drop-in event had taken place on 4 September at which there had been 20 attendees at the two hour session, which was a reasonable number given the population figure. Overall, there was general support for the proposals as summarised in the report, with the full responses detailed within appendix 1. Appendix 2 of the report included a list of buildings proposed to be Locally Listed – this removed Sevenstead and nos. 10-12 The Street, following the responses to the consultation. It was anticipated a report would be presented to the October meeting of the Planning Committee recommending the adoption of the Conservation Area Appraisal, together with the Local List and the two Article 4 Directions as discussed at a previous HARG meeting (to remove permitted development rights for solar panels and for the replacement of thatched roof coverings within specified areas). It was noted the Directions had been served but did not come into force until they had been confirmed, following a period of consultation. The HEM advised that the purpose of the Article 4 Direction was not to prevent the installation of solar panels but would provide extra controls to ensure that their positioning, size and specification were as unobtrusive as possible.

## **Listed buildings**

The HEM reported that work had recommenced on the Quinquennial Survey, with the help of a volunteer who had experience in historic buildings. To date, surveys had been carried out on approximately 45 Listed Buildings. Photographs were shown covering the types of buildings surveyed: St John the Baptist Church in Reedham (Grade I); The Limes in Coltishall (Grade II\*) which had identified a strip of lead which had come off the flashing and would be brought to the owner's attention and Common Farmhouse on Ruggs Lane in Fleggburgh which was already on the Buildings at Risk Register. Works were being carried out, and very thoroughly, but were taking time as they were being done by the owners themselves. As the building had protective scaffold around it, it was not deteriorating any further.

Work would focus on buildings at risk but often it was difficult to get to all of them, particularly mills, as they were so inaccessible.

## **Water, Mills and Marshes - update**

As Norwich City College had been closed to students during the summer, there was no update to report in terms of heritage skills but it was hoped students would be back on site early October.

In terms of windmills, members were pleased to note that Six Mile House Mill had recently won the Regional Award in the Conservation and Regeneration category and the project had now been entered into the National Awards to be held in London in January.

Works to High's Mill in the Halvergate Marshes were nearly complete. It had been necessary to rebuild the raceway on the right-hand side due to damage to the brickwork caused by a massive Alder root. Repair works had previously been carried out in the 1980's but the Alder had only just been cut back. This had now been removed and the apprentices had done a fantastic job repairing the mill. There was evidence of Death Watch Beetles in the historic timber work within the Cap which would need to be treated, which would make the structure more watertight and thereby reduce the moisture levels. A local forge was making an iron support bracket to support the beam and minimise further deterioration. It was understood that this was one of the oldest timber bits of mill machinery in the Broads.

Work on Muttons Mill was due to be commenced shortly but the cap would be covered during the winter as the mill was in a very exposed location. It would be good to get the new / repaired sails on as the mill was prominent in the surrounding landscape of Halvergate.

## **Matters for information – Grove House Barn, Irstead**

The HPO advised that an application had been approved under delegated powers which essentially sought to bring the historic farmhouse (Grove House) and historic barn back into one curtilage both physically and operationally with a single residential use. She provided a detailed presentation, including photographs of the properties involved.

The property, a Grade II listed thatched barn, concrete yard and modern agricultural building, was immediately adjacent to the grade II listed farmhouse, Grove House. The HPO referred to

a previous meeting when she had reported on the works to the main farmhouse (18 December 2020) such as reinstatement of the historic sweeping drive. Following removal of areas of the lawn to provide the driveway, original hardcore had been discovered as well as drive edgings which had been used together with new hardcore and gravel to complete the drive. In addition, new gateposts had been commissioned which mimicked the originals which had been discovered amongst some shrubbery. Historically, both buildings had been linked but the barn had subsequently become separated physically by both use and ownership.

In terms of the annex conversion, the crinkly tin roof had been replaced with red pantiles and installed new windows and doors (the windows had previously existed). The owners were also installing an impressive herringbone courtyard in between the house to the rear.

Regarding this newly approved application, the owners of Grove House had bought the thatched barn and applied to bring it back into the curtilage of Grove House. The setting of the barn had been compromised by the division of the site with a modern wall which ran in between the two sites, a large concrete courtyard and a massive asbestos barn. The barn itself had been damaged and subjected to inappropriate alterations such as blocking off the main barn doors. Consequently, there was now minimum agricultural storage use which put the barn at a greater risk of decline and its very poor state meant that it would probably have met the criteria for being on the Buildings at Risk Register. This application was therefore very timely. Renovation of the main barn (to the north of the site) to use as a large store and part conversion to ancillary accommodation from the range which ran from the south. This included removal of the modern wall in between the two sites and creation of the kitchen garden. The large modern barn was proposed to be retained for agricultural purposes. The 1970s was the last time both house and barn had been in one ownership and this redevelopment sought to recreate the original farmyard principle, which was helped by the newly proposed garage carport which was simple and traditional in style. Works were still in progress and there was plenty left to do. The HPO concluded that she hoped to update members with some pretty impressive photographs or even a site visit in the future.

In response to a question on whether bat surveys had been carried out on the barn and any mitigation proposed, the HPO advised that there had been significant ecological surveys across the whole site for both the renovation of the main house and conversion of the barn but no presence of bats had been found. However, there was a nesting Barn Owl and mitigation provided for that.

In response to a question on how long it would be before the works were completed, the HPO advised that the works were progressing quite quickly. The owners had actually pre-booked a thatcher for 2022 so hopefully by the end of that year.

A member queried if the aim was for the owners to have a working farm but if not, what was the purpose of barn. The HPO responded that there was still an agricultural unit which was rented out to a farmer, separately to this site. There was actually an application in for replacement of that building. She considered this would offer additional benefits to the setting of the farmhouse and barn. Also, a modern agricultural unit would be more suited to modern agricultural purposes.

## 6. Any other business

A member referred to the recent decision to extend the membership of this group to all members of the Authority to reflect the importance of the work being carried out and expressed his disappointment at the turn-out for today's meeting. He referred to the grant which had been awarded by the Heritage Lottery Fund for the authority to carry out works under the water, mills and marshes projects and without this, many of the Broads' heritage assets might have been lost. There was also the added benefit for younger people to learn new skills etc. Consideration needed to be given as to how better raise the profile of this group and ensure all members were aware of the amount of work being undertaken. Another member echoed these sentiments, commenting that it was hugely important to retain the character of the fabric of buildings within the Broads area. He suggested that a site visit might provide a good opportunity for members to witness projects "hands on" and this could take the form of a whole day looking at significant heritage assets. The Historic Environment Manager responded she would discuss this suggestion with colleagues and also whether it could be a regular event. A member commented that they had written a long report on the work carried out by the Broads Authority on heritage work in recent months which would be presented to their council meeting next week.

## 7. Date of next meeting

The next HARG meeting would be held on **Friday 17 December 2021**.

The meeting ended at 10:50am

Signed by

Chairman

# Planning Committee

08 October 2021

Agenda item number 16

## Appeals to Secretary of State update

Report by Senior Planning Officer

### Summary

This report sets out the position regarding appeals against the Authority.

### Recommendation

To note the report.

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
<b>APP/E9505/C/21/3269284</b> BA/2017/0035/UNAUP3	Mr Henry Harvey	Appeal received by BA on 18 February 2021  Start date 26 April 2021	Land East Of Brograve Mill Coast Road Waxham	Appeal against Enforcement Notice	Committee Decision 8 January 2021  LPA Statement submitted 7 June 2021
<b>APP/E9505/C/21/ 3276150</b> BA/2020/0453/FUL	Mr & Mrs Thompson	Appeal received by BA on 31 May 2021	Ye Olde Saddlery The Street	Appeal against refusal of planning	Delegated Decision 8 February 2021

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
		Awaiting Start Date	Neatishead	permission: Change of use of outbuilding to cafe (Class E(b)) & pizza takeaway (Sui Generis)	
<b>APP/E9505/Z/21/3276574</b> BA/2021/0118/ADV	Morrisons Supermarket	Appeal received by BA on 7 June 2021  Awaiting start date	Morrisons Superstore, George Westwood Way, Beccles	Appeal against refusal of advertisement consent for a solar powered totem sign.	Delegated Decision 4 June 2021

Author: Cheryl Peel

Date of report: 21 September 2021

Background papers: BA appeal and application files



# Planning Committee

08 October 2021

Agenda item number 17

## Decisions made by officers under delegated powers

Report by Senior Planning Officer

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### Summary

This report sets out the delegated decisions made by officers on planning applications from 28 August 2021 to 24 September 2021 and Tree Preservation Orders confirmed within this period.

### Recommendation

To note the report.

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Parish	Application	Site	Applicant	Proposal	Decision
Ashby With Oby Parish Council -	BA/2021/0251/LBC	Farmhouse Manor Farm Manor Farm Road Ashby With Oby Norfolk NR29 3BN	Mr Craig Clavin	Removal of 1st floor landing modern, glass, partition wall and modern partition wall in bedroom 3, including cupboards, and install period fireplace, if original not present. Reinstate original opening and 1st floor door	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Barsham And Shipmeadow Parish Council	BA/2021/0273/LBC	Barsham Barn Church Lane Barsham NR34 8HB	Mr Neil Preston	Install 2 air source heat pumps. Erect 3 bay cart lodge.	Approve Subject to Conditions
Barsham And Shipmeadow Parish Council	BA/2021/0272/HOUSEH	Barsham Barn Church Lane Barsham NR34 8HB	Mr Neil Preston	Install 2 air source heat pumps. Erect 3 bay cart lodge.	Approve Subject to Conditions
Brundall Parish Council	BA/2021/0105/FUL	Plot 17 The Mallards 17 Brundall Bay Marina Riverside Estates Norwich Norfolk Brundall	Mr Glenn Alexander	Replace quayheading, widen wet dock and install finger jetty.	Approve Subject to Conditions
Bungay Town Council	BA/2021/0157/HOUSEH	The Smokehouse 48 Bridge Street Bungay NR35 1HD	Deirdre And Reuben Shepherd	Retrospective conversion of smokehouse to linked residential annexe and proposed replacement workshop roof and window.	Approve Subject to Conditions
Bungay Town Council	BA/2021/0158/LBC	The Smokehouse 48 Bridge Street Bungay NR35 1HD	Deirdre And Reuben Shepherd	Retrospective conversion of smokehouse to linked residential annexe and proposed replacement workshop roof and window	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Burgh Castle Parish Council	BA/2021/0259/FUL	Land Adjacent To Holdan House Church Road Burgh Castle Norfolk NR31 9QG	Mr & Mrs Gordon Wright	Proposed 5 no. glamping cabins	Refuse
Burgh St Peter/Wheatacre PC	BA/2020/0393/HOUSEH	Beech Cottage Staithe Road Burgh St Peter NR34 0BT	Mr Mark Temple	Alterations to dwellinghouse	Approve Subject to Conditions
Burgh St Peter/Wheatacre PC	BA/2021/0244/FUL	The Shrublands Grays Road Burgh St Peter Norfolk NR34 0BB	Messrs T.A. Graham	Proposed retention of timber tepee structure and use as glamping accommodation as farm diversification scheme	Refuse
Hickling Parish Council	BA/2021/0258/NONMAT	Area Of Open Water On The Western Side Of Hickling Broad, To The North Of Catfield Dyke	Sue Stephenson	Change to timings of proposed works, non-material amendment to permission BA/2018/0173/FUL	Approve
Horning Parish Council	BA/2021/0284/NONMAT	Two Gates Norwich Road Falgate Horning Norfolk NR12 8NH	Mr Neil Breary	Change of locations and colours of doors on field shelter and tractor store, non-material amendment to permission BA/2019/0267/FUL	Approve

Parish	Application	Site	Applicant	Proposal	Decision
Horning Parish Council	BA/2021/0282/APPCON	Two Gates Norwich Road Falgate Horning NR12 8NH	Mr Neil Breary	Details of Conditions 3: landscaping scheme, and 5: flood risk of permission BA/2019/0267/FUL	Approve
Hoveton Parish Council	BA/2021/0264/HOUSEH	Decoy Cottage Horning Road Hoveton NR12 8JW	Harrison	Single storey rear extension	Approve Subject to Conditions
Ludham Parish Council	BA/2021/0285/COND	The Manor Staithe Road Ludham Norfolk NR29 5AB	Mr George Mathieson	Removal of approved sunroom, variation of condition 2 of permission BA/2020/0452/HOUSEH	Approve Subject to Conditions
Martham Parish Council	BA/2021/0281/COND	Land Adjacent To Martham Pits Ferrygate Lane Martham Norfolk	Mr Henry Alston	Redesign and relocate toilets, showers and office building, variation of condition 2 of permission BA/2018/0227/FUL	Approve Subject to Conditions
Neatishead Parish Council	BA/2021/0270/HOUSEH	Mashobra Irstead Road Neatishead NR12 8BJ	Craker	Replace quay heading	Approve Subject to Conditions
Oulton Broad Parish Council	BA/2021/0268/HOUSEH	Broads Retreat Borrow Road Lowestoft NR32 3PW	Mr L Smith	Apply brown cladding & white render to south elevation	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Thorpe St Andrew Town Council	BA/2021/0275/COND	Heron Lodge 18 Bungalow Lane Thorpe St Andrew Norwich NR7 0SH	Mr & Mrs Savage	Allow residential occupation removal of condition 2 of permission BA/2014/0114/COND	Refuse
Thorpe St Andrew Town Council	BA/2021/0276/CUPA	Thorpe Glass 34A Yarmouth Road Thorpe St Andrew Norwich Norfolk NR7 0EF	Mr T Gordon	Conversion of office to 6 residential units	Prior Approval not Required
Thorpe St Andrew Town Council	BA/2021/0267/FUL	Broadland Paddlesports Girlings Lane Thorpe St Andrew Norwich NR7 0FB	Mr Andrew Barkway	Retention of Replacement Boatshed	Approve Subject to Conditions

Author: Cheryl Peel

Date of report: 27 September 2021