

**Broads Local Plan: Adopting the Biodiversity Enhancements
and Waterside Chalets and Bungalows Guides**

Report by Planning Policy Officer

<p>Summary: Information guides have been produced to help applicants meet any requirement placed upon them to enhance wildlife as part of their development proposals as well as provide guidance and advice to those intending to alter waterside chalets or bungalows. These have been the subject of public consultation</p> <p>Recommendation: That the responses and amendments to the guides are noted and the revised guides as shown at Appendix B are adopted by the Broads Authority.</p>

1 Introduction

- 1.1 Biodiversity enhancements are often required as part of planning proposals. The purpose of this guide is to help applicants design and deliver enhancements as part of their scheme to help wildlife.
- 1.2 Waterside chalets and bungalows are an important feature and asset to the Broads Authority Executive Area and its communities. It is recognised that they may need changes over time. This document provides guidance on making these changes to the bungalows/chalets.

2 About the Guides and Work Completed to Date

- 2.1 The Biodiversity Enhancements guide seeks to provide information, images and further links on different types of wildlife enhancements that could be provided as part of schemes. The enhancements range from bird and bat boxes, to log piles and ponds. It is envisaged that applicants will be directed to the guide to help implement enhancements to meet their planning conditions.
- 2.2 The Waterside Chalets and Bungalows guide describes the history of the properties as well as discusses their importance. In part two, it discusses changes that are often proposed for waterside bungalows/chalets ranging from new windows and extension to total replacements.
- 2.3 Both guides were subject to public consultation between 8 July 2016 and 4pm on Friday 26 August 2016. The comments received and the proposed response from the Authority are included at Appendix A.
- 2.4 The final guides, highlighting changes that have come about as a result of the consultation, are included at Appendix B. Please note that following adoption

by Full Authority, the guide will be edited and formatted to make a final electronic version for the website.

4 Recommendation from Planning Committee

- 4.1 The Planning Committee considered the responses and amendments to the guides at its meeting on 14 October 2016 and recommended that the responses and amendments to the guides are noted and the revised guides as shown at Appendix B are adopted by the Broads Authority.

5 Financial Implications

- 5.1 It is intended that the guides will be hosted on the Broads Authority website and produced in paper format only on request.

6 Conclusion

- 6.1 The guides address enhancements for wildlife as well as guidance on changes to waterside bungalows/chalets.
- 6.2 To give the guide more weight in the planning system, the guides have been consulted on and it is proposed that they are adopted by Full Authority.
- 6.3 Having up to date guides like this (and the already adopted Riverbank Stabilisation and Mooring Guides) will provide developers and landowners with useful guidance on what is deemed useful and acceptable in the Broads.

Background papers:	None
Author:	Natalie Beal
Date of report:	19 October 2016
Broads Plan Objectives:	LC1, LC2
Appendices:	APPENDIX A – Comments received through the consultation APPENDIX B – Biodiversity Enhancement Guide and Waterside Chalets http://www.broads-authority.gov.uk/broads-authority/committees/broads-authority/broads-authority-18-november-2016

APPENDIX A Comments received as part of the consultation on the Guides. Sorted in alphabetical order of respondent.

Organisation	Section Heading	Representation	BA Officer Summary of Representation	BA comment	Which Guide
Anglian Water		On this occasion, we have no comments to make.	No comment.	Noted.	Biodiversity Enhancements Guide
Environment Agency		<p>Developments which contribute to and enhance their environments can be shown to add value to projects. A longer quotation from paragraph 109 of the National Planning Policy Framework may give developers a wider understanding of the benefits of addressing biodiversity.</p> <p>Incorporating green and/or brown roofs and walls can be effective means of providing habitat in circumstances where this may otherwise be problematic. They can provide valuable habitats, increase the energy efficiency of buildings and the attenuation of rain water. Research from the journal 'Environmental Science and Technology' claims that green walls deliver cleaner air at street level where most people are exposed to the highest pollution. They can also add to an attractive street scene if designed well.</p> <p>Developers should use a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site.</p> <p>SUDS can include grassed swales, ponds and wetlands promoting groundwater recharge, improving water quality and amenity, provide local habitat opportunities and provide linkages and connectivity between habitat sites.</p> <p>Our Fisheries, Biodiversity and Geomorphology (FGB) team can provide guidance on the stocking of ponds and fisheries and on preventing the spread of invasive aquatic species. In some circumstances our consent is required.</p> <p>For developments adjacent to rivers the Anglian river basin district management plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. Depending on the development and its impact we may require watercourse to be restored and enhanced to a more natural state. Measures can include bankside tree planting to provide shade and installing woody debris and berms in the water course. Applicants should consider the provision of "buffer zones" between the water course and the development. Our FBG team can advise on these measures.</p>	<p>1: longer quotation from paragraph 109 of the National Planning Policy Framework may give developers a wider understanding of the benefits of addressing biodiversity.</p> <p>2: Incorporating green and/or brown roofs and walls can be effective means of providing habitat in circumstances where this may otherwise be problematic.</p> <p>3: Developers should use a sustainable drainage approach to surface water management (SUDS).</p> <p>4: Our Fisheries, Biodiversity and Geomorphology (FGB) team can provide guidance on the stocking of ponds and fisheries and on preventing the spread of invasive aquatic species. In some circumstances our consent is required.</p> <p>5: For developments adjacent to rivers the Anglian river basin district management plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies..</p>	<p>1: Not needed as the quote already in the document gets the message across adequately.</p> <p>2: Agree to some extent but consider it more relevant to city locations where there is limited green space. Officers at the Broads are aware of these roofs and walls and can advise accordingly.</p> <p>3: Noted. There are many guides already in relation to SuDS. SuDS tend to be a response to flood risk but the aim of this guide is for those applications which are required to specifically have a biodiversity enhancement.</p> <p>4: Noted. No change to guide however.</p> <p>5: Noted. However, the aim of this guide is for those applications which are required to specifically have a biodiversity enhancement. No change to guide.</p>	Biodiversity Enhancements Guide
Environment Agency		<p>We understand that the focus of the document is heritage and conservation. As such most of the matters within our remit can be addressed through the development management process. The following 3 observations are offered:</p> <p>Foul water disposal: For chalets not connected to the foul sewer and where improvements or replacement is proposed applicants should seek to make a connection. Normally we would require a connection if a sewer is available within 30m of the site boundary. Where it is not reasonable to connect to the public foul sewer we will grant an environmental permit, as long as the proposed discharge is otherwise environmentally acceptable.</p> <p>The applicant should consider disposal in this order of preference: sewer connection, package sewage treatment plant (which can be offered to the Sewerage Undertaker for adoption), septic tank and if none of these are feasible a cesspool.</p> <p>Flood risk: We also encourage early engagement with ourselves where flood risk is an issue; initial advice is free and detailed advice is on a cost recovery basis. Where replacements are being considered and part of the site may be outside of the flood zones then applicants should take a sequential approach when determining the new location.</p> <p>Flood Defence Consents now fall under the new Environmental Permitting (England and Wales) Regulations 2010 system (EPR). Applicants may need an environmental permit for flood risk activities if they want to do work in, under, over or within 16m of a main river and of any flood defence structure or culvert within 8m of the river.</p>	Provides information relating to flood defence consent, foul water and flood risk.	Comments noted but these relate to site specific proposals and issues. Foul water disposal, flood risk - not remit of guide and will be addressed through the Local plan. No change.	Waterside Chalets Guide
Great Yarmouth Borough Council		Thank you for consulting Great Yarmouth Borough Council on these two documents. The Borough Council has no comments to make on them.	No comment.	Noted.	General comment on the guides
Health and Safety Executive		While there is often overlap between environmental and health and safety issues, HSE's primary responsibility is for hazards caused by people in their work and so in this case we have no direct comment to make concerning the biodiversity enhancements guide. However, the environmental improvements should not include measures which would conflict with the requirements of the	No comment.	Noted.	Biodiversity Enhancements Guide

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		Health and Safety at Work etc. Act 1974 and its relevant statutory provisions.			
Health and Safety Executive		<p>HSE is a statutory consultee on relevant developments within the consultation distance of a hazardous installation or a major accident hazard pipeline. Planning Authorities should use the new HSE's Planning Advice Web App to consult HSE on such applications and produce a letter confirming HSE's advice. This service replaces PADHI+ HSE's on-line software decision support tool.</p> <p>Some chalet developments would be considered as residential in respect of this consultation process; others would be considered as temporary or holiday accommodation. In either case, we would need to be consulted if the development was in the consultation distance of a major hazard site or major hazard pipeline.</p>	We would need to be consulted if the development was in the consultation distance of a major hazard site or major hazard pipeline.	Noted although no change to guide.	Waterside Chalets Guide
King Line Cottages	Hedgerows	Hedges in a village community are not as important as a non-village location where hedges are more natural and should be encouraged. Fencing should be allowed up to 2 metres in height for privacy but should be consistent with other fencing the locality.	Hedges in a village community are not as important as a non-village location where hedges are more natural and should be encouraged. Fencing should be allowed up to 2 metres in height for privacy but should be consistent with other fencing the locality.	Comment noted. This is more detailed than the guide is intended for. Proposals will need to respond to the characteristics of the site. No change.	Biodiversity Enhancements Guide
King Line Cottages	Bird Boxes	I agree with the comments, but have noted at my new boathouse in Horning, where we have only quay headed to the ground on one side, but have left a gap of 1 metre to the water side (instead of quay heading), we have gained a large colony of swifts that are nesting under a walkway above the water. They use this open-sided section, thus allowing us to keep the boathouse doors shut and a flow of water that stops the boathouse silting up. We have had two fledglings from four nests this year, the latest on 20th July 2016. The use of hardy plank or similar product, as recommended for bird boxes is excellent.	General support.	Support noted.	Biodiversity Enhancements Guide
King Line Cottages	Part 1: On the waterfront	All waterside new building should be consistent with others in the locality, not like in Horning where a modern, out of place building next door to the Horning Yacht Club is completely out of character. This building has had scaffolding round it all summer for painting/maintenance. No buildings of brick construction should be allowed, unless it is an annex to an existing brick built building.	All waterside new building should be consistent with others in the locality. No buildings of brick construction should be allowed, unless it is an annex to an existing brick built building.	Comment noted. The guide gives general principles, but the actual detail will be down to the planning application and the characteristics of the site. The Authority considers design to be a very important aspect. No change to the guide.	Waterside Chalets Guide
King Line Cottages	Part 2: Repair, alteration or replacement	<p>By my experience of making repairs to an old building, it is by far better to demolish the building, as expensive unknown repairs are very frequent. I have learnt this to my cost. Advantages in re-building are: The building should be built on piles driven into the chalk layer, not the hard sandstone layer that sometimes can be found 3 metres above the chalk in the Horning location. These should finish a metre above the high water mark and land around the property raised to help minimise the flood risk, if allowed. All flooring can then be on a concrete suspended floor (this stops vermin and floor rotting), main construction in tantalised timber, all doors and windows should be of uPVC or the new wood manufactured uPVC type finish, these stand up to building 'movement' better than timber and stands up to the environment better. It also matches 95% of the windows seen on riverside buildings at the present time. All doors should be to the accessible criteria for wheelchairs.</p> <p>Cladding to replacement and new buildings: Modern materials that can be obtained are far better than wood, as you state in the Bird Boxes [section] of the biodiversity guide (boxes made from woodcrete a mixture of cement and wood are best - they can last over 20 years, wood lasts about four years) and woodcrete requires little or no maintenance and therefore eliminates the need for toxic painting.</p> <p>Cladding of buildings: Timber cladding is going out of favour, although of a traditional method, it is virtually impossible to obtain well-seasoned cladding that will last in good condition. It requires wood treatment every 3 years (which can entail scaffolding for health and safety in painting). This wood treatment kills insects and spiders that do not return for a year (spiders live off the mosquitoes which pester us). From experience, the cladding shrinks 10% over the years, dries out, causing expensive replacements to keep up a good appearance. The use of woodcrete planking, that is difficult to distinguish the difference between it and wood, as recommended in the biodiversity guidance, does not require any treatment, fades to a natural look, and will last years longer and give insects a more stable environment. It also does not shrink or warp and stands up</p>	Detailed comments relating to cladding, demolition, replacement and plastics.	<p>The Authority has policies in place to determine replacement buildings. Construction and design are site specific issues. It is important to understand that the historic environment is a finite resource so demolishing may not always be appropriate. No change to the guide.</p> <p>Woodcrete - the two guides are separate. We have policies about design... do not aim to be prescriptive.</p> <p>Use of plastic - have policies on design.</p> <p>Case by case basis</p>	Waterside Chalets Guide

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		<p>to the damp atmosphere near water. It also has an A2 fire rating making it safer for the environment and other buildings close by. When seen from over 2 metres away it is difficult to distinguish from real wood. The use of colour coated aluminium, for doors and windows, is very expensive, uses vast amount of electricity to produce. UPVC is a better alternative.</p> <p>The use of plastics: We have to use plastic gutters and soffits as no other material can be found to replace them. The use of the flat weather boarding can be a big problem near waterside since asbestos boarding was outlawed. The weather boarding in the damp atmosphere, although painted, will delaminate and look very unkempt (as can be seen from the river in many places at the moment). When this happens, flat plastic sheeting works well and keeps up appearances. White plastic plank type boarding looks bad after a few years. White Hardy planking or similar, which is made from woodcrete, is far better. Plastic hand rails from square gutter down, pipe filled with wood are ideal as they are easy to clean and in time do not have splinters.</p> <p>I have commented on this document as King Line Cottages have had experience of waterside wooden construction buildings since 1971 replacing buildings with new in 1987, 1988, 1994 and 2010. I have also noted that the use of wooden door frames and doors produced at this time grow substantially in winter and cannot be closed. Then in summer they shrink and doors will not latch to as they should. UPVC door frames stand up to the seasons better. The use of both should be allowed.</p>			
Natural England		Natural England welcomes the production of these guides which will help developers and owners make good informed choices, respectively, regarding biodiversity and the protection of the special landscape features of the Broads.	Support for guides.	Support noted.	General comment on the guides
Norfolk Constabulary		This office has no specific comment regarding the comment of this guide.	No comment.	Noted.	Biodiversity Enhancements Guide
Norfolk Constabulary		<p>Expertise in crime prevention processes, products and criminal methodology helps the police fight crime; protect properties, businesses and visitors from unnecessary loss. We recommend the Waterside Chalet guide recognises the security principles of deterring, delaying, denying and detecting criminal activity. Designing in good security processes and protection with owners, developers and builders at all stages of development or restoration is essential to combat criminality and its consequences. Please consider the following comments in parallel to proactive policing and activity/initiatives across Norfolk where Waterside Chalets are located:- The adoption of Crime Prevention Through Environmental Design (CPTED) principles in building design and development would help protect the cultural heritage of the Waterside Chalet buildings.- Screened boundary treatments should be considered proportionate to existing criminal statistics and not be measured against a dominant aesthetic. Overgrown frontages and gardens whilst visually pleasing can also provide hiding places for criminality to occur. Visually open gardens helps deter criminal activity and can identify suspicious activity early. This is encouraged.- Waterside Chalets feature nonstandard construction with inherent security features much less robust than contemporary brick build dwellings. The effective attack resistance of the building(s) may be limited where traditional features and materials are not enhanced or up graded, putting the properties at increased risk from intrusion. Traditional wooden features are attractive but contemporary materials can aesthetically compete and provide increased protective strength to the property.- New, bespoke or replacement doors and windows should reflect traditional designs and materials but crucially should include attack resistant features (Secured by Design, Homes 2016), particularly where a greater threat of criminal attack occurs at the rear.- Isolated boat moorings and ancillary buildings attract criminal attention both waterside and roadways and they will use the same highways and byways to commit crime and escape detection. Suitable security lighting provides safety for occupiers and visitors, reduces the fear of crime (Secured by Design, Homes 2016) and is a significant deterrent for the criminal, who seeks to avoid being seen.- Of utmost importance is the ongoing vigilance of owners and users of these chalets to the possibility of crime. By providing and maintaining effective natural surveillance together with the speedy reporting of emergency, urgent or suspicious activity, the owners and users of the Waterside Chalets will continue to enjoy and protect these wonderful places. By promoting the spirit of CPTED principles and practices</p>	Security is an important consideration and should be addressed in the guides.	Agree. Will add this text: Waterside bungalows/chalets can be quite isolated. The adoption of Crime Prevention Through Environmental Design (CPTED) principles in building design and development could help protect the cultural heritage of the Waterside Bungalows/chalets. http://designforsecurity.org/about/crime-prevention-through-environmental-design	Waterside Chalets Guide

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		within the Waterside Chalet Guide, it will be a significant step towards future proofing our Waterside Chalet heritage, a delightful feature of the Broads National Park.			
Norfolk County Council		Thank you for consulting Norfolk County Council on the above Biodiversity Enhancements Guide and Waterside Chalet Guide. At this stage it is not considered that the Biodiversity Enhancements Guide and Waterside Chalet Guide. raises any strategic issues with Norfolk County Council. Obviously you would consult the County Council when you review your Local Plan. I assume, under your statutory duty to co-operate (Localism Act 2011), that if you feel there are any strategic issues arising or likely to arise that you would seek further discussion with Norfolk County Council	No comment.	Noted.	General comment on the guides
River Thurne Tenants Association and Thurne Bungalows Management Company		<ul style="list-style-type: none"> • Object to term 'chalet'. Would prefer bungalow, holiday homes or properties. • Guide covers too much • What properties does it address? The large homes at Wroxham set well back from the water? • Make the document more specific about what writing about • Sort into areas? • Query where document says 'were set as far back as possible'. • Some areas of bungalows are unique such as those in the Potter Heigham Bridge area. Could have their own document. • Emphasise in document the range of styles • Make more obvious what refer to – maybe using a map • Thereius a grey area between maintenance and planning permission • Add page numbers • More detail on raising height – case by case basis • Most significant part of property in aesthetics terms is floor level. Need to raise the land as well otherwise look silly. • Part of charm is the variation in the bungalows • Plot does not sink but river level increases • Wartime retreats – not all were refugees. Some people chose to live there as felt safer. Also servicemen were billeted there. Some refugees. • Is detailed history needed? • If add history be careful as danger in using what is accepted as history. • Potter Heigham design not just due to being windswept – economic as well as cheap to construct. • Rather see tick or cross and diagrams • There are no photos of bungalows from the Potter Heigham Bridge area • Tone – care as comes across as 'good old days' and might give wrong impression. • Balance between history and advice • Historical accuracy an important consideration • Potter Heigham area bungalows – info regarding foundations and rafts • Encourage innovative solutions 	Numerous details comments.	Chalet will be replaced by bungalow. Early on, it will be clarified what this guide refers to: For the purposes of this guide, the term Bungalow relates to small/low light-weight buildings which are generally at the water's edge. Clear in document that there are different types and areas and characters. Replace current wording with: Chalets were sometimes set back from the water's edge on their plot allowing natural vegetation to develop at the waterside. New title – Wartime use of the Bungalows/chalets. The two world wars brought new uses for the bungalows/chalets. On occasion people from some of the larger towns in the area, such as Great Yarmouth, used the bungalows/chalets as permanent residences when their main homes were under greater threat from bombing. There is also evidence of a bungalow/chalet in Wroxham, Closeburn, being used as a Red Cross unit for recuperating soldiers. Within this period the bungalows/chalets in some areas also started to be used more generally as permanent residences, resulting in the mix of use we see today, as both holiday and permanent accommodation. History is needed. References included. History text taken from a Thesis which earned a distinction. Simpler and smaller chalets which were cheap to construct were built in settlements such as Potter Heigham, within higher densities and smaller plots. Keen to avoid tick and cross as design is not a tick box exercise and reflects the site specifics. Guide refers to contemporary solutions.	Waterside Chalets Guide
Sanford, Mr D W	General Comment	1 I am not sure that the overall balance of the document is in proportion. This document devotes 50% of its text to explaining the history of the waterside properties 2 I think a working definition of "waterside" needs to be made either in words or perhaps more clearly in a simple map. 3 The term "chalet" (a hut or cabin on the Swiss mountains, where cattle are lodged in the summer, and where cheese is made; hence, the small wooden house or cottage of the Swiss peasant; gen. a house or villa built in the style of a Swiss cottage) has a history (from the Thurne bungalows	1: Queries why so much history. 2: What does water side mean? 3: Disagrees with 'chalet'. 4: Ensure photos do not have plastic. 5: Document is muddled 6: Should say no more bungalows at Thurne.	1: The history sets scene and shows how important they are and not everyone has the knowledge. 2: We do not intend for this to cover houses set far back with large gardens such as at Wroxham. 3: Wil; change from chalet to bungalow. For the	Waterside Chalets Guide

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		owners' point of view) as being pejorative. Chalets they most certainly are not. I have taken the liberty of changing the word 'chalet' for the more generalised term, 'property' throughout this document. ⁴ Given the anti-plastic message contained in the document, the BA will need to be 100% sure that none of the photographs selected for publication show upvc fenestration or doors. It wouldn't surprise me to learn that the front cover photograph illustrates my point where, I believe, both windows and doors are upvc. ⁵ My overall impression of the document is that it reads muddled in concept and execution. Is this a history of a disparate man-made landscape, a description of a globally unique vernacular, a set of planning guidelines descriptive or prescriptive? It cannot be all things to all men. If the BA wishes to write a history then it should publish the already authored dissertation. If it wishes to publish planning guidelines, perhaps it should do so in a separate, two sided leaflet with illustrations and bullet pointed wish lists. ⁶ Given that this is a document produced by the BA's planning department, I would have expected a note to the effect that no new waterside development is permitted on the Thurne.		purposes of this guide, the term Bungalow relates to small/low light-weight buildings which are generally at the water's edge. ⁴ Photos have been checked and the Authority believes there are no upvc windows or doors. ⁵ The document has two parts. It is a summary of the history based on the dissertation as well as giving advice on the kind of things looked into when considering applications. ⁶ There is a policy in the Local Plan relating to the Upper Thurne area.	
Sanford, Mr D W	Part 1: Changing perceptions	I am not at all sure that such a simple sentence adequately or accurately describes what actually happened. Similarly the issue of Lease B property proposed clearance in 1999 ought to be addressed if the 1982 controversy is to be included. It was actually the River Thurne Tenants Association (established in 1948) that, not unsurprisingly perhaps, took exception to any clearance of the riverside properties both in the 1980s and again in the late 1990's.	More detail regarding the threat of removing the bungalows needed.	This is a summary of the situation. It is not intended to go into detail. No change.	Waterside Chalets Guide
Sanford, Mr D W	Part 1: Entrepreneurs	And so they may have been but where is the actual documentary evidence that any of the waterside properties were erected by boat-building tradesmen? Apart from anything else, in planning terms, who cares who built them? Does it matter?	Where is the actual documentary evidence that any of the waterside properties were erected by boat-building tradesmen?	Agree. Sentence removed.	Waterside Chalets Guide
Sanford, Mr D W	Part 1: Wartime refugees	They were only "permanent" if the "refugees" did not return to their Great Yarmouth permanent residences. "There is also evidence of a property in Wroxham, Closeburn, being used as a Red Cross unit for recuperating soldiers." Interesting perhaps, but its relevance in the context and purpose of this document? All of the riverside properties at Potter, bar two, are restricted by lease covenant to non-permanent residences, holiday use only. These covenants have been in existence for more than sixty years.	They were only "permanent" if the "refugees" did not return to their Great Yarmouth permanent residences.	Text relating to refugees changed. New title – Wartime use of the Bungalows/chalets. The two world wars brought new uses for the bungalows/chalets. On occasion people from some of the larger towns in the area, such as Great Yarmouth, used the bungalows/chalets as permanent residences when their main homes were under greater threat from bombing. There is also evidence of a bungalow/chalets in Wroxham, Closeburn, being used as a Red Cross unit for recuperating soldiers. Within this period the bungalows/chalets in some areas also started to be used more generally as permanent residences, resulting in the mix of use we see today, as both holiday and permanent accommodation. Disagree. This is an interesting story that gives an idea of how the chalets have been used in different ways. No change.	Waterside Chalets Guide
Sanford, Mr D W	Part 1: Controversial assets	Unless the BA has documentary evidence in support of the italicised statement above [entire 'Controversial assets' section quoted], I see absolutely no reason for including it in this document.	Queries justification for text.	Evidenced in dissertation: The locals were not comfortable with seeing the chalets 'spring up among the alder carrs and meadows' (Malster 1933.109) , and observing natural banks being developed, and often saw the chalets as vulgar and over the top (Watts 2003). Dutt, for example, described Wroxham as being spoilt by 'the erection of unsightly	Waterside Chalets Guide

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				modern houses for the accommodation of visitors' (Dutt 1903 in Williamson 1997.159).	
Sanford, Mr D W	Part 1: Location, location, location	'However it doesn't explain the property development in the open landscape around Potter Heigham and Martham, which was and remains a working landscape.' What, exactly, is a working landscape? 'Agriculture predominates and the banks are clear of trees'. They may be now, but in the early part of last century almost every plot had a large tree yet there was an abundance of property development.	Queries some text and wording.	Agree and removed.	Waterside Chalets Guide
Sanford, Mr D W	Part 1: Natural habitat	None of this paragraph relates to development at Potter. Properties here were built on the artificial flood bank (the rhond or rand) of the River Thurne.	None of this paragraph relates to development at Potter.	Noted. 'in some instances' will be added to the start of this section. The next section relates more to the Potter bungalows/chalets.	Waterside Chalets Guide
Sanford, Mr D W	Part 1: On the waterfront	I would like to see explained the reason for the Thurne properties being located so close to the river's edge. The fact is that all of these surviving properties are built on the artificially created flood banks of the Thurne. By definition each is a rand property (b. Eng. regional (chiefly E. Anglian). Usu. in form rond. A marshy, reed-covered strip of land lying between the natural river bank and an artificial embankment; (also) land of this nature. The size and shape of these properties was determined by the size and shape of the rand - that piece of land between river and soke dyke. 'Typical forms included regular, well-proportioned features. The roof was usually the dominant surface with generously overhanging low eaves and overhanging gables.' I can find no photographic evidence that such properties ever existed and certainly were never 'typical' Some of the early waterside boathouses may have had dominant roofs with generously overhanging eaves and gables, but this was due to their dependence on locally and cheaply available reed for thatching which required a steep angle and overhanging eaves to fulfil its purpose. 'The early properties were generally built at ground level and were single storey.' Aren't all buildings built at 'ground level'. 'As issues with flooding became apparent the properties were raised on piles to avoid seasonal flooding. 'There surely here ought to be a reason given for the increased risk of flooding of properties on the functioning flood plain. River levels at Potter Heigham have risen by almost a foot in the last twenty years. 'On the River Bure, boathouses were often integral to the design, sometimes with the boathouse below and the living accommodation above. Treatment at the waterside varied but often the banks were retained by timber quay heading or natural banks in the calmer reaches of the system. Traditionally mooring was provided offriver, within the plot of each property. This offered more protection to boats, with less potential for obstruction to navigation.' Not at Potter it wasn't. Few of the plots leased for decades had (have) an associated boat dock. Historically, many of the leased plots had neither boat dock of bungalow on them. Rather a boat was permanently moored in the river at each plot and this served as holiday, short stay accommodation.	Many queries about current text.	New section to replace current. The age and design of the chalets varies across the Broad with the more elaborate qualities of the chalets upstream at Wroxham and the smaller and simpler looking chalets downstream at Potter Heigham. Chalets siting right on the waterfront, such as those on the River Thurne, were traditionally simple in shape; the size and shape of these properties was determined by the size and shape of the rand (that piece of land between river and soke dyke). Typical characteristics of bungalows/chalets across the Broads included regular, well-proportioned features. The roof was usually the dominant feature with generously overhanging low eaves and overhanging gables. The early chalets were generally were single storey and not raised off the land. As issues with flooding became apparent (for example River levels at Potter Heigham have risen) the chalets were raised on piles to avoid seasonal flooding.	Waterside Chalets Guide
Sanford, Mr D W	Part 1: A sense of proportion	I doubt that builders of the Potter properties thought, we're a bit exposed to the elements out here, we'd better build a simple form. Surely the reason for the simple form is both economic and geographic. Transporting building materials to a riverbank location without road access is what determines what you build and to what scale. 'A greater variety of design and styles can be seen at Potter Heigham and the properties in this area are more individual; one is even constructed from the top of a helter-skelter from the Britannia Pier at Great Yarmouth.' No it isn't. Omit the words "the top of" to improve the accuracy of the text. In fact all but the very top of the original helter skelter are on the riverbank plot. The helter-skelter property is locally listed - with upvc windows all round.	Many queries with text.	Changes made to address concern regarding elements.'the top of' has been removed.	Waterside Chalets Guide
Sanford, Mr D W	Part 1: Simple and fun	'The properties often had a sense of fun, reflecting holiday use, and sympathy for the landscape and their location close to the waterside.' Where is the evidence for this value judgement? A building built with a sense of 'fun' seldom reflects either landscape of location or is this a matter of inadequate punctuation? The helter skelter is an example of just such a fun piece of waterside architecture. Fun it may be. Vernacular it isn't.	Many queries with text.	The Authority considers that fun is an acceptable way to describe these bungalows/chalets. As Malster outlines 'some of these buildings were based on piles that were	Waterside Chalets Guide

Organisation	Section Heading	Representation	BA Officer Summary of Representation	BA comment	Which Guide
		<p>'All of the properties were lightweight in construction and timber predominated as a building material for many elements. Some were constructed on piles driven into the ground to form a foundation.' Not one of the riverside properties at Potter was ever constructed on timber piles driven into the ground. Timber piles did not appear on the Thurne until the modular cedar bungalows of the late 1960s and were the authority's idea of more suitable foundations. Timber piles were not used because locals knew that wood rotted – not if kept permanently wet or permanently dry, but where it alternated wet to dry on a daily cycle. By the 1990s, bungalows built on timber piles were showing signs of being seriously compromised. Most of such properties at Martham, Potter Heigham, Ludham, Repps with Bastwick and Womack have received structural modification to overcome the ignorance of people who ought to have known better in the 60s and 70s.</p> <p>The vast majority of waterside properties at Potter had foundations that consisted of nothing more than a dozen or so poured concrete pads little more than a couple of feet square and four bricks.</p> <p>'Others were constructed on timber rafts.' I'm not altogether sure what constitutes a 'timber raft' but I cannot think of one constructed on one. Where is the evidence for such a statement?</p> <p>'On most early examples the roofs were thatched in local reed.' 'most' – really? The evidence at Potter is where?</p> <p>'...but others had metal sheet roofs such as corrugated iron and later felt roofs were also used. Boundary fences were designed to blend with their surroundings and have a minimal impact. Traditional fencing materials included cleft chestnut fencing and hurdles made from close woven osiers, hazel wattle or reeds.' And the evidence for such a statement is where? At Potter, many of the early boundary treatments were, indeed, rustic, but this very much reflected Edwardian tastes where at home the waterside property's owners would have had rose trellising constructed from tree branches. As well as being a la mode, such fencing was cheap and locally available.</p>		<p>driven down through the peat to a firm foundation' and others were constructed on either timber or concrete rafts (1993.108) (Figure 7). E.g. Whiteslea Lodge.</p> <p>Will add concrete pads and concrete rafts to text.</p> <p>The roofs were, in most cases, thatched and others had metal sheet roofs such as corrugated iron (Malster 1993 and Williamson 1997) and felt roofs were also seen (Broads Authority 1989).</p>	
Sanford, Mr D W	Part 1: Local sources	But whose buildings were never designed to take account of the fact that they would ever be placed on blanchmange and have to travel by water to arrive at their eventual location. As for being 'lightweight', please take it from me, as someone who has lifted in excess of thirty of the waterside properties at Potter, the Boulton & Paul bungalows are, by far, the heaviest.	Refers to weight of some bungalows and the ground conditions they were places on.	Noted.	Waterside Chalets Guide
Sanford, Mr D W	Part 1: Limited services	There are no wells on the Potter riverbanks. Rainwater was gathered, then pumped up to storage tanks in the loft from where it was piped to the kitchen. In the case of all bungalows except one, permanent residence on the banks of the Thurne has been specifically prohibited by lease burden for at least a documented half a century and probably a lot more.	Extra information provided.	Will add in about the rainwater harvesting.	Waterside Chalets Guide
Sanford, Mr D W	Part 2: Then and now	Should not 'total replacement' and 'work to a property' not be more carefully differentiated? To me the paragraph above reads that the BA would prefer total replacement to reflect the materials and detailing of the property the new build replaces. I am confident the BA planners do not intend such. On the other hand I can see that the BA would wish to preserve the integrity of both materials and detailing for repair work to existing buildings.	Should not 'total replacement' and 'work to a property' not be more carefully differentiated?	Do not fully understand the point being made. The text in this section seeks retention. There are also other policies on the issue of replacement dwellings. No change to be made.	Waterside Chalets Guide
Sanford, Mr D W	Part 2: Repair, alteration or replacement	'Costs of these various materials are not dissimilar.' But the on-going maintenance costs are. Again the non-differentiation of materials for cladding from fenestration is confusing. 'Colour coated aluminium' wall cladding? We seemed to have jumped from description to prescription in style. Do we have the hand of a second author here whose motivation and objectives are different?	Confusion between windows, doors and cladding.	'for windows and doors' will be added after 'to that of timber'.	Waterside Chalets Guide
Sanford, Mr D W	General comment	<p>I have thought a lot about the anti-upvc stance seemingly being adopted by the BA planning department. I did a little research too. Of 220 riverside properties, more than three quarters have upvc windows and/or doors. Some of these date back twenty or more years.</p> <p>My suggestion would be for the BA to take a much more practical and pragmatic approach to upvc as construction material by pointing people in the direction of the better end of the upvc window market. If its the aesthetics that matter rather than the construction material itself, there are companies, including some local ones, who make windows that are all but indistinguishable from timber originals. It is interesting that people seldom pick up on guttering and its importance in</p>	Queries the anti-upvc stance seemingly being adopted by the BA planning department	Noted. Basis for further future discussion. But this guide reflects the current situation. Case by case basis.	Waterside Chalets Guide

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		architectural detailing. All of the riverside buildings gutters are upbv. In many cases the upvc guttering perfectly mimics the original ogee cast iron guttering which it replaces.			
South Norfolk Council		<p>Recommend a mix of at least seven species in new hedgerows. The rationale being that if the hedgerow gets to be at least 30 years old, then the fact that it has at least seven woody species will mean that it is more likely to be classified as 'important' (and therefore protectable) under the Hedgerows Regulations.</p> <p>It might be worth adding the Latin plant names (possibly in an appendix), as often there are several common names for the same plant, for example it would be hard to know whether the cited 'wild rose' is the native <i>Rosa canina</i> (dog rose) or native <i>Rosa arvensis</i> (field rose).</p>	<p>Recommend a mix of at least seven species in new hedgerows.</p> <p>Add the Latin plant names (possibly in an appendix).</p>	<p>Agree regarding 7 species.</p> <p>Agree re latin names.</p>	<p>Biodiversity Enhancements Guide</p>