

**Broads Local Plan – update, comments received and  
residential moorings nominations for consideration.**

Report by Planning Policy Officer

<b>Summary:</b>	<ol style="list-style-type: none"><li>1. The report provides an update on the progress of the Local Plan</li><li>2. The report shows the general nature of the comments received and highlights policies that have navigation relevance.</li><li>3. The report includes three additional nominations for residential moorings.</li></ol>
<b>Recommendation:</b>	1 and 2 are noted. Navigation Committee's thoughts on some particular comments received are welcomed and will be passed onto the Planning Committee. Similarly, with regards to the nominations for residential moorings, any comments are welcomed and will be passed onto the Planning Committee and the Broads Authority.

**1. Introduction**

- 1.1 The Publication version of the Local Plan for the Broads was subject to public consultation that ended on 12 January 2018.
- 1.2 This report provides an update to Navigation Committee members and asks for comments on some nominations for residential moorings received as part of this consultation.
- 1.3 The Broads Local Plan Submission Document is on the agenda of the Planning Committee on 2 March 2018 for comments, and on the Full Authority meeting on 16 March 2018 for approval.

**2. Progress of the Local Plan**

- 2.1 The Publication version of the Local Plan is the last stage of consultation before the Local Plan is submitted to the Planning Inspectorate. It was subject to public consultation from early November 2017 to 12 January 2018. Officers are reviewing the comments, liaising with some stakeholders to better understand their comments as well as to try and tackle some issues raised prior to submitting the Local Plan. We are producing a schedule of proposed changes to the Local Plan that have come about as a result of the consultation and this will be submitted to the Planning Inspectorate alongside the Local Plan.

2.2 In addition to consultation with the stakeholders on our database, we consulted the neighbours of the proposed residential mooring sites to ascertain their view. This bespoke consultation ran until 16 February (beyond the deadline for this report) but the general nature of comments received at the time of writing this report are covered in the next section and any further comments received will be reported verbally.

### 3. Comments received

3.1 At the time of writing this report, Officers were still going through the comments, still having meetings with some organisations and therefore still finalising our responses to the comments, therefore it was not possible to present a final version for this report. However a visual summary is presented in the matrix in Appendix A showing the type of comments received, to which policy they related and from whom they originated. Please note that this is in draft format.

3.2 Turning to the policies with potential navigation interest, the following is a list of such policies with a very brief summary of the comments received. There are of course many other policies in the Local Plan.

- Policy PUBDM2: Boat wash down facilities – RSPB queried what happens to capturing wash from the boats if boatyards do prove a viability issue.
- Policy PUBDM7: Green Infrastructure – minor comments from Historic England and EA.
- Policy PUBSP3: Climate Change - support/no comments
- Policy PUBDM8: Climate Smart Checklist - support/no comments
- Policy PUBDM21: Light pollution and dark skies – objection from the NFU as farmers need to have lights on at some times.
- Policy PUBSP8: Access around the Broads – should refer to historic environment
- Policy PUBSP9: Getting around the Broads - support/no comments
- Policy PUBDM23: Recreation Facilities Parking Areas - support/no comments
- Policy PUBSP11: Waterside sites - support/no comments
- Policy PUBDM27: Development on Waterside Sites – minor comments from the EA
- Policy PUBSP12: Sustainable Tourism – minor text changes proposed from Waveney District Council and Historic England
- Policy PUBDM28: Sustainable Tourism and Recreation Development - support/no comments
- Policy PUBSP13: Navigable Water Space – minor comment from Norwich City Council.
- Policy PUBSP14: Mooring Provision - support/no comments
- Policy PUBDM30: Access to the Water - support/no comments
- Policy PUBDM31: Riverbank stabilisation – minor comment from EA
- Policy PUBDM32: Moorings, mooring basins and marinas - support/no comments
- Policy PUBDM36: New Residential Moorings – James Knight objects to development boundary locational requirement and Norwich City Council

are seeking to allow residential moorings in main river channels rather than basins or marinas.

- Policy PUBDM45: Safety by the Water - support/no comments
- Policy PUBDM46: Planning Obligations and Developer Contributions – queries mainly relating to the list of schemes included within the policy.
- Policy PUBDM48: Advertisements and Signs - support/no comments
- Policy PUBDM49: Leisure plots and mooring plots - support/no comments
- Policy PUBBEC2: Beccles Residential Moorings (H. E. Hipperson's Boatyard) – minor text change proposed from Historic England.
- Policy PUBBRU2: Riverside Estate Boatyards, etc. - support/no comments
- Policy PUBBRU3: Mooring Plots - support/no comments
- Policy PUBBRU4: Brundall Marina - support/no comments
- Policy PUBBRU6: Brundall Gardens - support/no comments
- Policy PUBCHE1: Greenway Marine Residential Moorings – concern regarding potential anti-social behaviour of future occupiers and upkeep of moorings.
- Policy PUBDIL1: Dilham Marina (Tyler's Cut Moorings) - support/no comments
- Policy PUBGTY1: Marina Quays (Port of Yarmouth Marina) – site owner's representatives want the allocation extended and holiday homes, residential moorings and market homes permitted.
- Policy PUBHOR3: Waterside plots - support/no comments
- Policy PUBHOR4: Horning Sailing Club - support/no comments
- Policy PUBHOR5: Crabbett's Marsh - support/no comments
- Policy PUBHOR6: Horning - Boatyards, etc. at Ferry Rd. & Ferry View Rd - support/no comments
- Policy PUBHOR7: Woodbastwick Fen moorings - support/no comments
- Policy PUBL0D1: Loddon Marina Residential Moorings – concern regarding potential anti-social behaviour of future occupiers and upkeep of moorings.
- Policy PUBOUL1: Boathouse Lane Leisure Plots – minor text changes from Suffolk County Council.
- Policy PUBPOT 1: Bridge Area - support/no comments
- Policy PUBPOT3: Green Bank Zones - support/no comments
- Policy PUBSOL1: Riverside area moorings - support/no comments
- Policy PUBSTA1: Land at Stalham Staithe (Richardson's Boatyard) - support/no comments
- Policy PUBTSA2: Thorpe Island – Broadland District Council seek clarity and query evidence on which policy drafted. Thorpe St Andrew Town Council have concerns regarding some text wording. James Knight raises comments relating to various aspects including the site being ideal for residential moorings and querying various aspects of the policy.
- Policy PUBTSA3: Griffin Lane – boatyards and industrial area - support/no comments
- Policy PUBTSA4: Bungalow Lane – mooring plots and boatyards - support/no comments
- Policy PUBWHI1: Whitlingham Country Park - support/no comments
- Policy PUBSSTRI: Trinity Broads - support/no comments

- Policy PUBSSUT: Upper Thurne - support/no comments
- Policy PUBSSPUBS: Waterside Pubs Network - support/no comments
- Policy PUBSSSTAITHES: Staithes - support/no comments

#### 4. Members' thoughts are requested on:

- Norwich City Council has proposed that in some areas, if impact on navigation is proven to not be an issue, residential moorings could be placed on main river channels, especially in Norwich. Do Members have any thoughts on this suggestion?
- Through planning permission, the Authority can condition the scale, size and number of boats at residential moorings, but not control non-planning issues (such as the boats being kept tidy) and we cannot require something like a tenancy agreement with the owner of the boatyard that covers how the moorings will be managed. Do Members have thoughts on how to address the management of residential moorings as well as the upkeep of the boats that use residential moorings?
- There have been some comments highlighting some concerns of potential future anti-social behaviour at Loddon Marina and Greenway Marine (because, allegedly, there have been incidences in the past) in relation to residential moorings. One way to respond would be to reduce the allocation at Loddon Marina from 10 residential moorings to 5. Views from the Navigation Committee are invited.

#### 5. Additional nominations for Residential Moorings

- 5.1 Three further sites have been put forward for assessment and potential allocation for residential moorings. The table below shows a summary of the nominations, with the full draft assessment included at Appendix B. Navigation Committee Members' thoughts are requested on these nominations and these comments will be reported to Planning Committee and the Broads Authority.
- 5.2 Please note that the Authority cannot change the Local Plan at this stage. The assessment at Appendix B will be submitted to the Planning Inspectorate and a schedule of proposed changes will be submitted that will include any newly proposed policies covering any allocations that the Authority supports.
- 5.3 The Assessment at Appendix B assesses the nominations against the proposed Residential Moorings policy, against the Housing and Economic Land Availability Assessment Criteria and also against the Sustainability Appraisal Criteria.

Location	Number of residential moorings	Summary of considerations.	Proposed to be allocated in the Local Plan?
Ropes Hill, Horning	Up to 6	Would involve a new mooring cut in peat and a new utilities building. Moorings and residential are	Yes, up to 6 residential moorings, but only when adequate capacity at the Water Recycling

Location	Number of residential moorings	Summary of considerations.	Proposed to be allocated in the Local Plan?
		typical land uses in the area. Horning Knackers Wood Water Recycling Centre (WRC) capacity issues.	Centre is proven.
Somerleyton Marina, Somerleyton	Up to 10 residential moorings.	Quay heading will need improving. Waveney District allocating sites for tens of dwellings as well as placing a development boundary so the marina will be adjacent to this. Only a school is provided, but a shop has permission and will be provided in the future.	Yes, up to 10 residential moorings.
St Olaves Marina, St Olaves.	Up to 12 residential moorings.	Quay heading will need improving. On main river channel rather than in a marina. No development boundary nearby. Most services a drive away. Train station nearby. Bus service and bus stop nearby but not at peak times. Residential moorings here would offset cost of improving quay heading.	No. Isolated from services and facilities. On main river channel so potential impact on navigation.

## 6. Next Steps

- 6.1 Subject to approval from the Broads Authority at its meeting on 16 March 2018 it is proposed that the Local Plan and supporting documents will be submitted to the Planning Inspectorate soon after.

- 6.2 The examination stage of the Local Plan will then begin. This is where the Planning Inspector assesses the Local Plan and comments received to see whether the plan is 'sound' and can then be used in determining planning applications.
- 6.3 Whilst there is no set timetable, a programme will be provided following submission and the Planning Inspectorate guidelines indicate that hearings could begin towards the start to middle of June (i.e. 10 – 12 weeks from submission) and there will likely be a six week consultation as part of the Examination. It is provisionally anticipated that the Inspector's Report will be received in the autumn with adoption soon after.
- 6.4 It should be noted however that the examination process of some recently examined Local Plans has taken up to a year or even longer.

## 7. Conclusion

- 7.1 The level and content of the responses to the consultation is welcome. The responses show great interest in the Local Plan and in the Broads. There are many passionate stakeholders in the area.
- 7.2 Whilst many comments have been received, many are supporting the Local Plan or policies and many detailed comments can quite easily be addressed. There are some outstanding comments that will need further dialogue through the examination.
- 7.3 It will be for the Inspector to assess the Local Plan once it is submitted.

Background papers: None  
Author: Natalie Beal  
Date of report: 9 February 2018

Appendices: Appendix A - Broads Local Plan Publication version – Draft consultation response matrix  
[Appendix B - Draft assessment of additional nominations for Residential Moorings](#)

	General statement of support	Vision	Objectives	Policy PUBSP1: DCLG/PINS Model Policy	Policy PUBDM1: Water Quality and Foul Drainage	Policy PUBDM2: Boat wash down facilities	Policy PUBDM3: Water Efficiency	Policy PUBSP2: Strategic Flood Risk Policy	Policy PUBDM4: Development and Flood Risk	Policy PUBDM5: Surface water run-off	Policy PUBDM6: Open Space	Policy PUBDM7: Green Infrastructure	Policy PUBSP3: Climate Change	Policy PUBDM8: Climate Smart Checklist	Policy PUBSP4: Soils	Policy PUBDM9: Peat soils	Policy PUBSP5: Historic Environment	Policy PUBDM10: Heritage Assets	Policy PUBDM11: Re-use of Historic Buildings	Policy PUBSP6: Biodiversity	Policy PUBDM12: Natural Environment	Policy PUBDM13: Energy demand and performance	Policy PUBDM14: Renewable Energy	Policy PUBSP7: Landscape Character	Policy PUBDM15: Development and Landscape	Policy PUBDM16: Land Raising	Policy PUBDM17: Excavated material
Anglian Water Services Barber, G					179		180	182		181																	
Beccles Society	224																										
Beccles Town Council	33																										
Broad, D																											
Broadland District Council																											
Broads Angling Strategy Group (Allen, K - BA Member)																											
Broads Reed and Sedge Cutters Association								183																			
Chedgrave Parish Council	1																										
Eason, B																											
East Anglian Marine Leisure (via agent Boyer)									37																		
Environment Agency					111 & 122	124	121	119	125	120	115	129								123	113					112	128
Evolution Town Planning (Somerleyton Marina)	225																										
Fiddy, I																											
Flack, J (MEP Eastern Region)																											
Flowerdew, P																											
Fritton with St Olaves Parish Council	32																										
Gowing, S																											
Grahame, L (Thorpe Hamlet Councillor)																											
Great Yarmouth Borough Council	226																										
Great Yarmouth Cycle Forum	188																										
Harrison, E																											
Highways England																											
Historic England	131	133	133	134								135	136		137	138	139	140			141		142		143		
Home Builders Federation																						213					
James Knight																											
Loddon and District Business Association	60																										
Loddon Quay LTD																											
Mautby and Runham Parish Council																											
Natural England	49														50	51					52						
NFU East Anglia																207							208				
NHS Great Yarmouth and Waveney Clinical Commissioning Group			201								202																
Nice, S and S																											
Norfolk Constabulary																											
Norfolk County Council								72	73	74								76									
Norfolk County Council (Castle, M - Cllr Yarmouth North and Central)																											
Norfolk Geodiversity Partnership		171	172																								
North Norfolk District Council																											
Norwich City Council	89																										
OA Chapman and Son																											
Pacific Cruisers																											
River Waveney Trust	23		24&27		25	25	25	26	25	25		28									29						
RSPB	101					104			105													106					
Scales, S																											
Somerton Parish Council																											
Sport England											84																
St Olaves Marina																											
Suffolk County Council																											
Suffolk Wildlife Trust			4									5			6	7		93		8	9						
Thorpe St Andrew Town Council																											
Tomkinson, T																											
Walker L	20																										
Warren, T																											
Waveney District Council																											
Whitlingham Charitable Trust	12																										
Wroxham Parish Council																											
Yallop, L																											
General summary and general guidance on how to use policy prior to adoption	-	-	-																								

111 Comment reference number

No comments received

Positive comment

Comment received that can be addressed relatively simply - perhaps through a proposed change

Comment that is more difficult to address - likely to be discussed at examination in public

Question raised

Representation withdrawn.

Comment discussed with stakeholder. Stakeholder wishes comment and response to remain for clarity but does not consider issue affects soundness. Accepts no change to Local Plan.

Policy cannot be used

Policy may be able to be used - consult Planning Policy Officer for details of representations

Weight can be given to policy







