

## **Application for Determination**

<b>Parish</b>	Horsey	
<b>Reference:</b>	BA/2013/0079/FUL	<b>Target date:</b> 06/05/2013
<b>Location:</b>	Horsey Viewing Area, Horsey Mere, Horsey	
<b>Proposal:</b>	Proposed erosion protection scheme with construction of two viewing-fishing area, reinstatement and reinforcement of grassed area and erection of interpretation board.	
<b>Applicant:</b>	Mrs Lesley Marsden	
<b>Reason for referral:</b>	Broads Authority is applicant	
<b>Recommendation:</b>	Approve with conditions	

### **1 Description of Site and Proposals**

- 1.1 The application site is a viewing area situated at the eastern end of Horsey Mere. The area lies at the end of an easy access footpath route which runs parallel to the southern side of the boat dyke which extends east from Horsey Mere to Horsey drainage mill.
- 1.2 The site is popular with local residents and tourists alike and is one of the few locations on the Mere at which pedestrians can gain access to view the extent of the Mere.
- 1.3 The site is largely undeveloped and appears as a natural clearing at the water's edge, though the remnants of former erosion protection works (timber piled posts at water's edge) are present and there are a number of timber seats at the margins of the site.
- 1.4 The proposal here is to address bank degradation caused by the erosive effect of the water; to achieve landscape enhancements through removal of redundant and dilapidated bank protection measures; to improve facilities for anglers and pedestrians and to increase understanding of the area through provision of interpretation.
- 1.5 Specifically, the works proposed are as follows:
  - Re-grading of the existing bank frontage to 1:3 – 1:5 slope
  - Creation of two viewing/fishing areas with bank protection provided by pressure treated timber pole piling
  - Installation of asphaltic matting with reed rhizomes to create and promote

- reed bed at margins of viewing area
- Extraction of existing, redundant timber stakes at water's edge
- Turfing of viewing area where existing grass has failed and installation of ground protection mesh in high traffic areas
- Installation of interpretation board to be not larger than 500 x 1000mm and to stand at not higher than 700mm.

1.6 The site lies within the Broads SAC, the Broadland RAMSAR site and the Upper Thurne Broad and Marshes SSI.

## 2 Site History

None

## 3 Consultation

Broads Society – No response received.

Horsey Parish Council – No response received.

District Councillor – No response received.

Environment Agency – No objection. We have no flood risk concerns given that the proposed works will not involve any land raising so will not increase the flood risk elsewhere.

## 4 Representations

None.

## 5 Policy

5.1 The following policies have been assessed as being fully compliant with the NPPF and they can therefore be given full weight in decision making.

### **Broads Core Strategy (2007)**

[Core Strategy \(Adopted Sept 2007\).pdf](#)

CS9 Sustainable Tourism

CS17 Access to Land and Water

### **Broads DM DPD (2011)**

[DMP DPD - Adoption version.pdf](#)

DP2 – Landscape and Trees

5.2 The following policy has been assessed for consistency with the NPPF and has been found to be broadly consistent with the direction of the NPPF. However the NPPF is not explicit in its support for the policy and therefore aspects of the NPPF may need to be given some weight in the consideration and determination of this application.

**Broads DM DPD (2011)**  
DP13 – Bank Protection

- 5.3 **Material consideration**  
National Planning Policy Framework [NPPF](#)

**6 Assessment**

- 6.1 This application seeks consent for bank protection works, installation of an interpretation board and the creation of two viewing/fishing platforms.
- 6.2 Policies CS9 and CS17 within the Broads Core Strategy are generally supportive of development which seeks to promote access to the area and improve facilities for recreational users of the Broads such as walkers and fishermen. Consequently, the development is considered acceptable in principle and the key issues to consider in the determination of the application relate to the impact of the proposal on the landscape and the ecology of the Broads.
- 6.3 In terms of landscape it is considered that the proposal would have a beneficial impact on the special qualities of this part of the Broads area. Existing reedbed would be retained where possible and supplemented through the importation of locally-sourced reed rhizomes to create a new area of reedbed along the water's edge, improving the landscape qualities of the existing eroded edge of bare soil and redundant timber piles (which would be removed as part of the proposed works). The introduction of a single interpretation board is considered to be acceptable, enabling better understanding of the area whilst being of a sufficiently small scale so as not to detract from the special, undeveloped character of the location.
- 6.4 With regards to ecological impacts, the restoration and creation of new reed bed together with the landscaping of the site to restore and preserve the natural grass area at the edge of the Mere is considered to afford substantial ecological benefits over the existing eroded water's edge. The use of a 'softer' timber pole piling edge treatment for the viewing/fishing area is considered appropriate and in accordance with requirements of Policy DP13, which applies a sequential approach to bank protection, promoting the use of soft engineering techniques such as the re-profiling and reed bed establishment proposed for the majority of this site, and restricting 'harder' techniques (such as quay heading) only where essential for the purpose of bank protection. The proposed combination of reed bed and pole piling accords with this sequential approach.

**7 Conclusion**

- 7.1 This application seeks consent for bank protection and associated landscape improvement works at a site on the eastern edge of Horsey Mere. The proposal would improve the appearance of the site, improve the ecological potential of the site and improve the experience of this part of the Broads for

both walkers and anglers, with whom the site is already a popular and well used location.

## **8 Recommendation**

8.1 Approve subject to the following conditions:

- (i) Time limit
- (ii) In accordance with approved plans
- (iii) Prior to commencement details of interpretation board to be submitted to an approved in writing by the Local Planning Authority

## **9 Reasons for Recommendation**

9.1 The development proposed would enhance an existing and well used tourist facility in the Broads, promote safe recreational access to the water's edge and proposes a bank protection treatment which is considered to be optimal in terms of ecology and landscape impacts. Consequently, the proposal is considered to be in accordance with Policies CS9 and CS17 of the Broads Core Strategy (2007) and policy DP13 of the Broads DM DPD (2011) and the provisions of the National Planning Policy Framework.

Background Papers: Application File BA/2013/0079/FUL

Author: Fergus Bootman  
Date of report: 8 May 2013

Appendices: APPENDIX 1 - Location Plan

# APPENDIX 1

**BA/2013/0079/FUL - Viewing Platform  
West Of Horsey Mill, Somerton Road, Horsey**

