

Broads Authority Local Plan Representations

Policy PUBSOM1 Somerleyton Marina

Residential Moorings

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Policy PUBSOM1 Somerleyton Marina Residential Moorings
Client: The Somerleyton Estate

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1.0 Introduction

- 1.1 These representations have been made on behalf of the Somerleyton Estate and support the allocation of 15 residential moorings at the Somerleyton Marina set out in Policy PUBSOM1 of the new Broads Local Plan.
- 1.2 The Estate is a significant local business employing a large number of local people and is centred on Somerleyton village. Its activities cover agriculture, residential property, tourism, and commercial property. The Estate owns the Marina and its aim is to improve the boatyard and Marina, and to support a range of different types of moorings in the Marina. New income from residential moorings will help the Marina boatyard, which is an important local business, to flourish.
- 1.3 The background is that the Marina came up for sale in 2012 and was bought by the Estate. The Estate has a longstanding policy of supporting traditional local businesses in the area. The Marina has long been an active part of Somerleyton village, providing a boatyard, serving local boats and moorings. For thirteen years, the Estate has run a successful boatyard and around 100 moorings at the Marina. The Estate has been paying off the borrowings needed to purchase the Marina and, now the borrowing have been paid it is able to invest in and improve the Marina, starting with introducing residential moorings.

2.0 Planning History

- 2.1 The Marina is already allocated for 10 residential moorings in the current Broads Local Plan, and the Estate has submitted a planning application for residential moorings reference BA/2024/0454/FUL. This application is close to being approved. Final comments from the Environment Agency have been addressed informally, and the Council is waiting for their formal comments before approving the application.
- 2.2 It was discussed with the Local Planning Authority (LPA) whether to apply for 15 moorings in the current planning application, however the advice received was to wait for the new Local Plan to be adopted before applying for more than 10 moorings.
- 2.3 The current application is for 9 residential moorings as this number limits the Section 106 (S106) contributions required which start at 10 moorings. The residential moorings will require investment in new pontoons before they can be installed which has to be done at the outset. Delaying S106 contributions until after this work has

been completed helps the viability of the project. It is proposed to apply for a further 6 moorings when the Local Plan is adopted.

3.0 Site Description

3.1 The Somerleyton Marina and boatyard are located between Somerleyton village and the River Waveney. The Lowestoft railway line runs to the south and west. The site is accessed via a roadway that leads from the village at the junction of Slugs Lane and The Street.

3.2 The vehicular access leads down a slope to the edge of the Marina and boatyard and enters the marina at a car parking area. To the south of the marina is a building of around 775 square metres, and a smaller building of around 90 square metres which are the base for the boatyard. Around these buildings are outside storage areas for boats.

3.3 A channel containing moorings and a slipway runs from the buildings in a westerly direction to where it opens out to the north to a basin where the residential moorings would be located. Further west from this channel, is the entrance to the River Waveney. A vehicular access runs alongside the southern part of the channel, and along the northern part of the channel, before running around the north of the mooring basin.

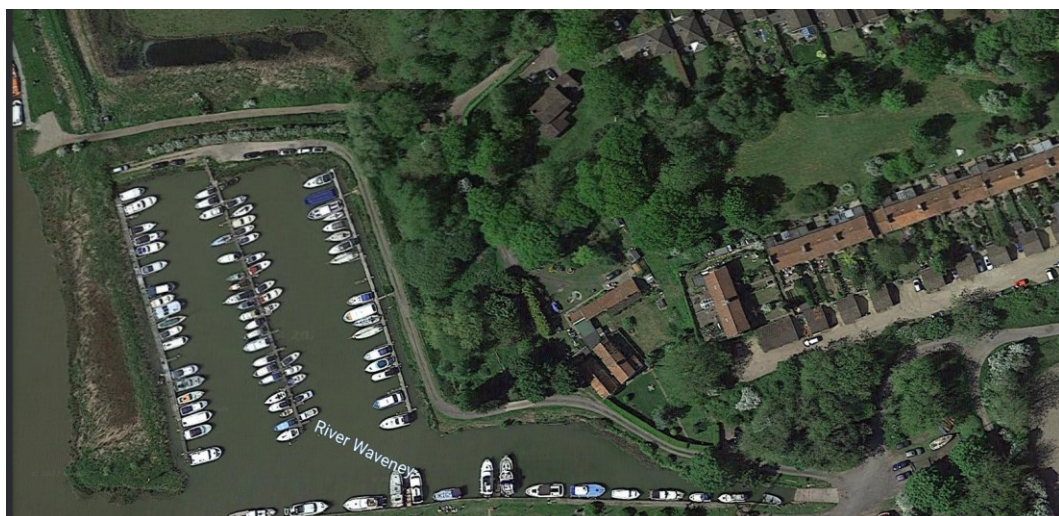


Figure 3.1 - Somerleyton Marina

3.4 To the west of the marina is the River Waveney. The river is around 40 metres wide at

the entrance to the marina. To the north along the river there are moorings alongside the river. To the south, the river goes under the swing bridge for the Lowestoft Railway Line.

- 3.5 To the north and east of the marina is the village of Somerleyton with homes and the Dukes Head Pub. To the south, is a single house and woodland, and to the west is woodland and farmland.

4.0 Somerleyton Estate

- 4.1 There are a diverse range of activities on the Somerleyton Estate. The Marina and boatyard were bought by the Estate in 2012 after it was put up for sale by its previous owners who were the holiday company TUI. The Estate bought the business because it wanted to ensure that it remained viable, and remained an important amenity for the local area. The Estate has a long history of investing in local businesses including the Dukes Head Pub in Somerleyton. The Pub has been run by the Estate to ensure that it continued as a village amenity. The residential moorings would provide welcome custom for the pub. The Estate owns and runs the Fritton Lake Resort and Fritton Arms Pub which are a high-quality holiday resort. The Estate has a large farming business, and a portfolio of properties that are let to local people. The Grade II* Listed Somerleyton Hall and Gardens are owned and maintained by the Estate and are open to visitors.

- 4.2 Somerleyton village has a primary school, employment opportunities and a rail and bus service.

- 4.3 The various businesses on the Estate provide an income that maintains the Grade II* Listed Somerleyton Hall and gardens; they provide local employment, and to keep local skills alive such as those needed in livestock farming and boat building. The businesses are run with a strong environmental focus.

5.0 Residential Moorings

- 5.1 The Residential Moorings would meet the demand for this type of home, in a sustainable location within a long-established Marina and boatyard. The Estate bought the Marina and boatyard to maintain the facility for the area. Now that the borrowings are paid off, the Estate will invest in the Marina and boatyard to ensure that these longstanding local businesses can thrive. This will support local boat building and local jobs and support the tourist industry.

- 5.2 The Marina and boatyard already contain the facilities which are needed to support residential moorings. Several of the boats on land around the buildings are not used by their owners, and are not being maintained. The owners are being encouraged to remove them to free up space. There are more parking and outside areas than are required by the existing operations. Buildings are in place to provide storage.
- 5.3 There are numerous employment opportunities nearby, in the boatyard itself on site, in the Dukes Head pub, and local farms some 400 metres away at Somerleyton Hall and Estate which are in Somerleyton village. The primary school is 950 metres away. There are bus stops throughout the village, the nearest being at the Dukes Head. The train station is 550 metres to the south access via a public right of way.
- 5.4 The site has access by roadside, footpaths or PROW to facilities and services in Somerleyton village. There are facilities in the boatyard that will be adapted to provide showers, toilets, and other necessary facilities.
- 5.5 There is an existing highways access to the boatyard/marina. This has operated effectively for many years.
- 5.6 The site is near to the Somerleyton Conservation Area and is already used as a marina and boatyard. Reusing part of the marina basin for residential moorings will not have a detrimental impact on the Conservation Area.
- 5.7 The pontoons and moorings in the Marina have not been replaced for many years. As part of the introduction of residential moorings the existing pontoons will be replaced. This will provide a more efficient use of the Marina basin meaning that there will not be an adverse impact on the existing moorings.
- 5.8 Many of the existing boats in the Marina are used infrequently so provide little work for the boatyard or other local businesses. Residential moorings will provide more activity in the Marina and will better support local businesses.

6.0 National Planning Policy

6.1 National planning policy in the National Planning Policy Framework 2024 (NPPF) is relevant. An important part of the NPPF are the policies which seek to secure economic growth. Paragraph 85 of the NPPF states *‘significant weight should be placed on the need to support economic growth and productivity, taking into account local business needs and wider opportunities for development’*.

6.2 Paragraph 88 states *‘Planning policies and decisions should enable:*

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

b) the development and diversification of agricultural and other land-based rural businesses’.

6.3 Paragraph 88 gives strong support to the growth and expansion of all types of businesses in rural areas. The economic policies in the NPPF provide strong support for the development which will create employment and secure economic growth. Particularly important is Paragraph 85 which states that ‘significant weight’ should be placed on the need to support economic growth.

7.0 Conclusion

7.1 The Somerleyton Estate’s ambition for the Marina and boatyard is to support local boat building and local tourism industries. Residential moorings would support the boatyard and Marina by providing better and consistent income and more work for the boatyard and nearby businesses.

7.2 The Marina is sustainably located with services and facilities nearby so is suitable for an additional 5 residential moorings. All the facilities needed to serve the moorings are nearby or can be upgraded

7.3 The Estate supports the allocation of 15 residential moorings in the new Broads Local Plan and looks forward to the adoption of the Local Plan so that a planning application can be made for additional residential moorings.

- 7.4 An important part of The Framework are the policies which seek to secure economic growth. Paragraph 80 of The Framework states *'significant weight should be placed on the need to support economic growth and productivity, taking into account local business needs and wider opportunities for development'*.
- 7.5 Paragraph 83 states *'Planning policies and decisions should enable:*
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
 - b) the development and diversification of agricultural and other land-based rural businesses'*.
- 7.6 Paragraph 83 of The Framework gives strong support to the growth and expansion of all types of businesses in rural areas. The Framework's economic policies provide strong support for the development which will create employment and secure economic growth. Particularly important is Paragraph 80 which states that *'significant weight'* should be placed on the need to support economic growth.