

Application for Determination

Parish: Oulton

Reference: BA/2012/0271/FUL **Target date:** 20 February 2013

Location: Pegasus Marine, Caldecott Road, Oulton Broad

Proposal: Re-development of former Pegasus Boatyard to provide 76 dwellings, new boatyard buildings, office, moorings and new access road.

Applicant: Badger Building (E Anglia) Ltd

Recommendation: Site Visit

1 Description of Site and Proposals

- 1.1 The site is situated at the north eastern end of Oulton Broad and comprises the former Pegasus Yacht factory and Hampton's Boatyard site. It covers an area of 1.6ha.
- 1.2 The southern and eastern boundary of the site front Oulton Broad. Caldecott Road and the Norwich to Lowestoft railway line run along the northern boundary of the site and Pegasus Mews, a small residential development of detached and semi detached properties, adjoins the site to the west. The south west corner of the site adjoins Topcraft, a former boat hire yard. To the east of the site lies a short expanse of open water fronting Caldecott Road. Vehicular access into the site is currently achieved via three entrances taken off Caldecott Road.
- 1.3 The site has been predominantly cleared of buildings with only the former two storey Pegasus Yacht factory office and boatshed building remaining in the south western corner of the site and the Hampton's boatyard building and two adjacent block work stores remaining in the north eastern corner of the site. The majority of the surface of the site is concrete or other hard surface construction. The interface between the Broad and the site is currently a hard engineered edge defined by deteriorating steel piled headings. There are a number of jetties and pontoons supported on large timber piles, together with a number of other structures, in the Broad adjacent to the site, which would have provided moorings for approximately 50 boats. There are currently two slipways in the south western corner of the site and a single slipway in the north eastern corner of the site.

- 1.4 The scheme proposes the redevelopment of the site to provide 76 residential units, a boatyard and associated facilities, approximately 50 moorings and an office building.
- 1.5 The overall layout of the site and the positioning of the residential element, the boatyard and the office have been dictated to a large extent by the site levels and the fact that certain areas of the site are situated within high risk flood zones. The residential element of this development would cover the majority of the site. It would extend from the existing entrance into the Hampton's Boatyard to the western site boundary and would stretch between Caldecott Road and the frontage of the Broad. This area of the site would be accessed via a single entrance off Caldecott Road. The accommodation would comprise a mixture of 3 and 4 bed houses and 1, 2 and 3 bed apartments. The majority of the buildings would be two and three storeys in height. Three apartment blocks would be positioned in a slightly elevated position on the edge of the Broad, set behind the new reedbed. Whilst these blocks would be 4 storeys high the design incorporates the fourth storey into the curved roof structure resulting in the buildings being no taller than a more conventionally designed 3 storey building.
- 1.6 The design of the residential element is broadly contemporary in styling although elements of it clearly make design references to existing buildings in the locality in particular the maltings buildings. The palette of materials that would be used on the residential units is a mixture of weathered zinc, red brick and weatherboard cladding on the walls and a combination of slate and pantile roofing.
- 1.7 All the family properties would have enclosed rear gardens and off street parking with opportunities for secure cycle and bin storage. Elsewhere on the site, communal areas of parking would be provided and communal cycle parking and bin storage would be provided in purpose built structures, which match the appearance of the garaging.
- 1.8 The scheme proposed includes the construction of a new two storey office building on the frontage of the Broad in the south eastern corner of the site, which would be accessed off the end of the residential access road. The office building would be piled to a height comparable to the ground level of the housing land and the associated car parking area would also be stilted to the same height. The office element of the scheme is also contemporary in design and has been detailed to reflect its waterside location and also to take architectural references from the residential element of the scheme. The office has been designed with a glazed elevation to the Broad, with red brick and weatherboard cladding being used on the other elevations. The roof has been design as a living roof.
- 1.9 The boatyard facility would cover approximately 13% of the site area and would be situated in the north eastern corner of the site in the same position as the former Hampton's boatyard. It would be accessed off a separate access point off Caldecott Road, utilising the easternmost existing site access. This would be the lower lying area of the site. Two boatyard buildings would

be provided, constructed of weatherboard cladding on a red brick plinth with steel roofs. A large area of car parking would also be provided in this area to be used in association with the boatyard buildings, the moorings to be created and the use of the slipway. This car parking would double up for winter boat storage. Pump out facilities would also be provided for mooring users. The existing slipway in this area would be widened and reused by the new boatyard operator and as a public slipway providing public access to the Broad. Pontoon based moorings for a maximum of 50 boats would be created around the south-eastern and southern edge of the Broad beyond the reedbed. The pontoons would be attached to piles driven into the solid bed of the Broad.

- 1.10 The site is to be extensively landscaped and a detailed scheme, incorporating suitable plant species is currently being drawn up. The scheme also includes the softening of the Broads frontage. Approximately 70m of steel sheet quay heading would be replaced along the eastern frontage of the site in the vicinity of the boatyard. The remaining steel quay heading and timber capping along the southern site frontage would be removed. An offshore bund would be created along the rear of the mooring pontoons. At present it is proposed to create this bund using gabion baskets although the developer is investigating whether a suitable structure could be created using baled car tyres covered with geotextile matting. The land behind the bund up to the shore line would be filled with dredged material and a reed bed would be established. All existing mooring structures and piling within the Broad in the vicinity of the new moorings would either be removed completely or cut off below the dredging line.

2 Site History

- 2.1 Originally the entire site was in boatyard use, with the Pegasus boatyard on the southern frontage and central area of the site and Hampton's yard to the rear and the north eastern corner. The Hampton's yard was, until recently, occupied by the RNLI with the frontage being used for mooring. In recent years a number of small and temporary commercial uses operated from the boatshed buildings in the centre of the site, whilst land to the south of these buildings, between them and the waterfront was retained in boatyard use, being used for boat storage and maintenance. The site has been vacant since 2007.
- 2.2 The current applicant has been in discussions with the Broad Authority and Waveney District Council regarding the possible redevelopment of this site since 2005. In 2006 they submitted a planning application to Waveney District Council for development of 151 dwellings, provision of moorings, boat repair facilities, offices and parking. This application was subsequently withdrawn as the proposal was considered to be inappropriate for this site for a number of reasons (W3368/24BA).
- 2.3 In 2007, in response to interest expressed to redevelop the site, the Broads Authority prepared a Development Brief for the site which established principles to guide and inform redevelopment proposals. This document

established that the redevelopment of the site for housing is acceptable on those parts of the site which have consent for general industrial use but that the retention of boatyard facilities on the site is of overriding importance to maintain the cultural and economic vitality of the area.

- 2.4 Since the production of the Development Brief a number of schemes have been discussed, which have all been dismissed as unsatisfactory.

3 Assessment

- 3.1 When this application is fully assessed and considered it is likely that the main issues requiring assessment will be: the principle of development; the layout of the site; the design of the various elements of the scheme; the boatyard provision and the provision of the associated moorings; impact on the Broads landscape; ecology; flood risk; traffic generation and highway safety; residential amenity; affordable housing and other S106 contributions.
- 3.2 Given the size of the site, its prominence within the Broads landscape and the complexities of the proposed development it is considered that it would be beneficial for Members to visit the site and familiarise themselves with the scheme prior to the application being brought before the Planning Committee for formal consideration in April. The site visit would be beneficial as it will assist Members in visualising the scheme in its setting and it will enable Members to consider the various objections to the scheme that have been received within the context of the site and the surrounding area.

4 Recommendation

- 4.1 That a Members site visit be carried out.

Background papers: Application File BA/2012/0271/FUL

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Date of report: 14 March 2013

List of Appendices: APPENDIX 1 – Location Plan

APPENDIX 1

BA/2012/0271/FUL - Pegasus Marine, Caldecott Road, Lowestoft
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