

## **Application for Determination**

**Parishes:** Salhouse

**Reference:** BA 2012/0086/FUL     **Target Date:** 14 June 2012

**Location:** Salhouse Broad, Lower Street, Salhouse

**Proposal:** Restoration of spit using newly created reed bed

**Applicant:** Mr Henry Cator

**Recommendation:** Approve with conditions.

**Reason for referral to Committee** Broads Authority is a partner in scheme

### **1 Description of Site and Proposal**

- 1.1 The site is located in the north western part of Salhouse Broad (see location plan) and covers an area of some 0.7 hectares. The spit forms the bank of the River Bure on the outside of the bend. On the riverside, this is protected by steel sheet piling, however on the Salhouse Broad side there is no erosion protection. The extent of erosion in Salhouse Broad has been so significant that it has resulted in some of the anchors for the riverside sheet piling becoming exposed.
- 1.2 The proposal is to restore a spit which separates Salhouse Broad and the River Bure. Aerial photographs show that since 1946 significant erosion has taken place on the west and north west banks of Salhouse Broad. The application proposal seeks to restore the spit to its 1946 dimensions and this will involve bringing the bank line forward into the Broad by between 10 and 75 metres and recreating a length of 220 metres. Without action to prevent further erosion, there would be significant risk of failure of the sheet piling and breakup of the spit. This would potentially lead to the merging of the river channel with the waters of Salhouse Broad and the loss of the historic distinction between the two.
- 1.3 The loss of the spit has also resulted in a loss of Broad edge habitat which supports wetland biodiversity.
- 1.4 The application proposes two techniques for the restoration of the spit:
  - Firstly a 50 metre length of spit in the north western section. This will consist of locally sourced alder poles placed vertically to form a

continuous retaining wall and which would be backed with geo-textile membrane to prevent washout.

- Secondly a 170 metre length of spit for the remaining edge of the spit at the western end of the Broad. As a traditional retaining solution (such as alder poles) is not suitable for this length / location, a more innovative approach is proposed using geo-textile tubes which would be filled with locally sourced sediment. These tubes are nine metre in width, are submerged and form a solid retaining bund which remains in place as a result of their weight and gravity.

Details of the techniques are attached at Appendix 2.

- 1.5 The areas between the new spit edge and the existing north western bank will be filled with locally dredged sediment. Once filled, reed will be encouraged to grow to create new reed bed habitat.
- 1.6 Subject to consent being granted, the works are proposed to commence in summer 2012. Works will be undertaken from the water rather than the land.
- 1.7 The Salhouse Broad restoration project is part of the PRISMA project, as sediment will be re-used in sustainable structures that enhance the environment.

## **2 Site History**

- 2.1 No relevant recent planning history.

## **3 Consultations**

- 3.1 The following comments have been received from consultees:

*Salhouse Parish Council* – No objections.

*Wroxham Parish Council* – No comment.

Broads Society – We support this proposal.

*Environment Agency* – Awaited.

*Broads IBD* – Awaited.

*Natural England* – In our view the restoration works are unlikely to adversely affect Hoveton Great Broad (part of the Broadland Ramsar and Bure Broads and Marshes SSSI), or European protected/BAP species providing all mitigation is carried out in accordance with the mitigation section in the Environmental Report (March 2012).

*RSPB* – Awaited.

*NCC Historic Environment Service* – Based on available information, the proposal does not have any implications for the historic environment and we would not make any recommendations for archaeological work.

*Broadland DC Environmental Health Officer* – Awaited.

## **4 Representations**

4.1 None received.

## **5 Planning Policy**

### **5.1 Broads Core Strategy**

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

Policy CS1 – Landscape protection and enhancement

Policy CS3 – Navigable water space

Policy CS4 – Creation of new resources

Policy CS15 – Use of dredging

Policy CS20 – Flood risk.

### **5.2 Broads Development Management Policies DPD**

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

Policy DP1 – Natural environment

Policy DP13 – Bank protection

Policy DP29 – Development on sites with a high probability of flooding.

5.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012. The NPPF represents a material consideration in determining applications. It highlights a presumption in favour of sustainable development. In relation to this application to restore the spit and create a reed bed, the provisions of the following paragraphs are relevant:

*Para 109 - highlights the planning system should protect and enhance valued landscape; and*

*Para 115 - recognises great weight should be given to conserving landscape and scenic beauty in the Broads; and*

*Para 118 - highlights local planning authorities should aim to conserve and enhance biodiversity interest, ensuring protection of SPA, SAC's and Ramsar sites.*

## **6 Assessment**

6.1 In view of the site specific and the planning policy considerations, it is considered that the key issues relate to design approach, flood risk, ecology matters and navigation considerations.

## Design Approach

- 6.2 The design has been formulated to meet the site specific requirements to create the spit. The edge of the new spit is to be provided by a combination of a traditional approach (using alder poles) and also an innovative technique (using geo-textile tubes filled with locally sourced sediment); enclosing sediment / dredgings between the remaining split and new edge. Whilst the geo-textile sediment filled tubes is not a technique widely used in East Anglia, it is established technology which has been successfully used elsewhere and no adverse technical comment has been raised regarding this proposed approach in this location.
- 6.3 The proposed scheme has been devised to recreate a wide spit which has been the subject of significant erosion. The Broads landscape is constantly changing and the re-creation of the spit will help to form an attractive area of Broads landscape which will deliver biodiversity interests. Therefore the principle of the development accords with the principles of Core Strategy CS4. Whilst it is noted that the recreated landform will extend by between 10 and 75 metres into the current Broad, this depth will give the new landform stability and resilience, as well as maximising its potential for biodiversity.
- 6.4 It is considered that the design approach represents an acceptable solution in this area to create the proposed development. It will retain and enhance the scenic beauty of the area consistent with the importance afforded to the Broads in the NPPF.

## Flood risk

- 6.5 Members will be aware from previous flood defence applications that changes in the alignment of banks can have an impact on water space and water levels. In this case, the proposal is to create a new alignment of the bank and, by bringing this forward by between 10 and 75 metres; this will reduce the area of Salhouse Broad. Where such works take place this can lead to an increase in water levels. However in this case, the proposed restored spit is to be created almost exclusively using locally sourced dredgings. The use of sediment / dredgings will therefore not change capacity in the area as the works will effectively simply move material from one part to another and will not materially increase water levels or affect flood storage capacity or flood risk.
- 6.6 Whilst the formal views of the Environment Agency is awaited, initial discussions have indicated that will raise no objection to the proposal.
- 6.7 Based on the above factors, it is considered that the proposal satisfactorily addresses the tests of relevant development plan policy (CS20 and DP29 in relation to flood risk and DP15 in relation to use of dredgings).

### Ecology considerations

- 6.8 The application has been accompanied by details of both desktop habitat surveys and field surveys in the area. The surveys reveal the scheme will only have limited impact on species and habitat. Whilst the site is only some 20 metres to the north of Hoveton Great Broad (which is a component of the Broadland Ramsar site) and Bure Broads and Marshes SSSI, due to the separation by the River Bure and its steel sheet pile erosion protection defence, the works will have no significant impact on the nearby SAC, SPA and SSSI. This view is shared by Natural England who have confirmed no objection to the proposal subject to the safeguards and mitigation measures detailed in the application submission.
- 6.9 The aim of the proposal on the restored spit is to promote / establish reed bed habitat which is a distinctive part of the Broads landscape. It is anticipated that reed should establish naturally and colonisation should start by spring 2013 if restoration works is being undertaken in 2012. Early establishment of reed bed on the restored spit will be important to not only deliver bio-diversity benefits but also to ensure at an early stage the natural appearance to the spit. Therefore it is considered justified to impose a planning condition to require the detail of planting / seeding in spring 2013 should reed not fully establish in the natural manner envisaged. This condition would be similar to a planning condition imposed on the consent granted for the creation of Duck Island on Duck Broad at Hickling.
- 6.10 In view of the above, it is considered that the proposed scheme will satisfactorily meet the land use, bio-diversity, restoration and land / water management aspirations of development plan policies CS1 and DP1 and the bio-diversity and bio-diversity protection aims of the NPPF (para 118).

### Navigation matters

- 6.11 The application site is in that part of Salhouse Broad where no formal mooring is provided and away from the main areas used on the Broad for boating. Therefore it is not considered that the proposal should unacceptably impact on the enjoyment of the water either during the construction phase (which will be from the water) or following completion.
- 6.12 A major benefit of the new spit will be to provide protection for the anchor posts linked to the riverside piling on the River Bure. Without action to protect these, there would be increased risk of failure of this piling and breakup of the spit resulting in the loss of separation of the Broad from the main river. Therefore the proposal represents a major benefit for retaining erosion protection on the River Bure.
- 6.13 Whilst the new spit is being created in an area which is subject only to relatively light use by boats, it is recognised that after works are undertaken and until reed cover is properly established, there is a need to mark the edge of the works. Therefore marker posts will need to be provided and it is considered justified to require these by the imposition of a planning

condition.

- 6.14 In view of the above, it is considered that the proposed development will help to protect the banks and therefore the navigation interest of the heavily used navigable space on the River Bure. Furthermore, the proposal will not adversely impact on boating opportunities in Salhouse Broad. It is considered that this approach is consistent with the aims of development plan policies CS3 and DP13.

## **7 Conclusion**

- 7.1 The proposal will re-create a spit, lost through erosion over the last 65 years, which divides Salhouse Broad from the River Bure. The mix of traditional and innovative techniques proposed to create the new edge will enable locally dredged sediment to be used to form a new reed bed habitat which will provide a bio-diversity benefit. Furthermore the new spit will safeguard the continued separation of Salhouse Broad from the River Bure in this location. It is considered that the proposal accords with development plan policy and the sustainable development aims of the NPPF.

## **8 Recommendation**

- 8.1 Subject to the views of outstanding consultees, the application be approved subject to conditions:
- Standard time limit condition.
  - Approved plans.
  - Mitigation measure to accord with approved details.
  - Provision of marker post in Salhouse Broad.
  - Planting details to be submitted to supplement natural reed establishment.

## **9 Reasons for Approval**

- 9.1 The proposed development with its mix of traditional and innovative techniques to create a new edge to the spit (which is then to be filled using locally sourced dredgings) represent an appropriate and sustainable way to create new Broad's edge banks and a new reed bed habitat consistent with the provisions of policy CS4 of the adopted Broad's Core Strategy (2007) and policies DP15 and DP13 of the Development Management Policies DPD (2011).
- 9.2 There will be no material increase risk of flooding as the material to create the new spit will be locally sourced sediment provided from dredging the navigable areas close by, effectively having a neutral impact on water-space or flood risk. This is consistent with the aims of policy CS20 of the adopted Broad's Core Strategy (2007) and policy DP29 of the Development Management Policies DPD (2011).

- 9.3 The proposal will have not unacceptably impact on the bio-diversity interest of existing designated sites and the creation of new reed bed should result in a bio-diversity benefit for the area, consistent with the aims of policy CS1 of the adopted Broads Core Strategy (2007) and policy DP1 of the Development Management Policies DPD (2011).
- 9.4 The new spit will increase protection for piling (and its anchors) which prevents erosion of the spit from the River Bure. It is considered that this will protect navigation interests, consistent with policy CS3 of the adopted Broads Core Strategy (2007).
- 9.5 Based on these factors, it is considered that the scheme meets the thrust of development plan provisions, most notably these contained in adopted Core Strategy (2007) policies CS1, CS3, CS4, CS15 and CS20; Broads Development Management Policies DPD (2011) policies DP1, DP13 and DP29; and the advice contained in the National Planning Policy Framework.

Background Papers: Application file BA/2012/0086/FUL

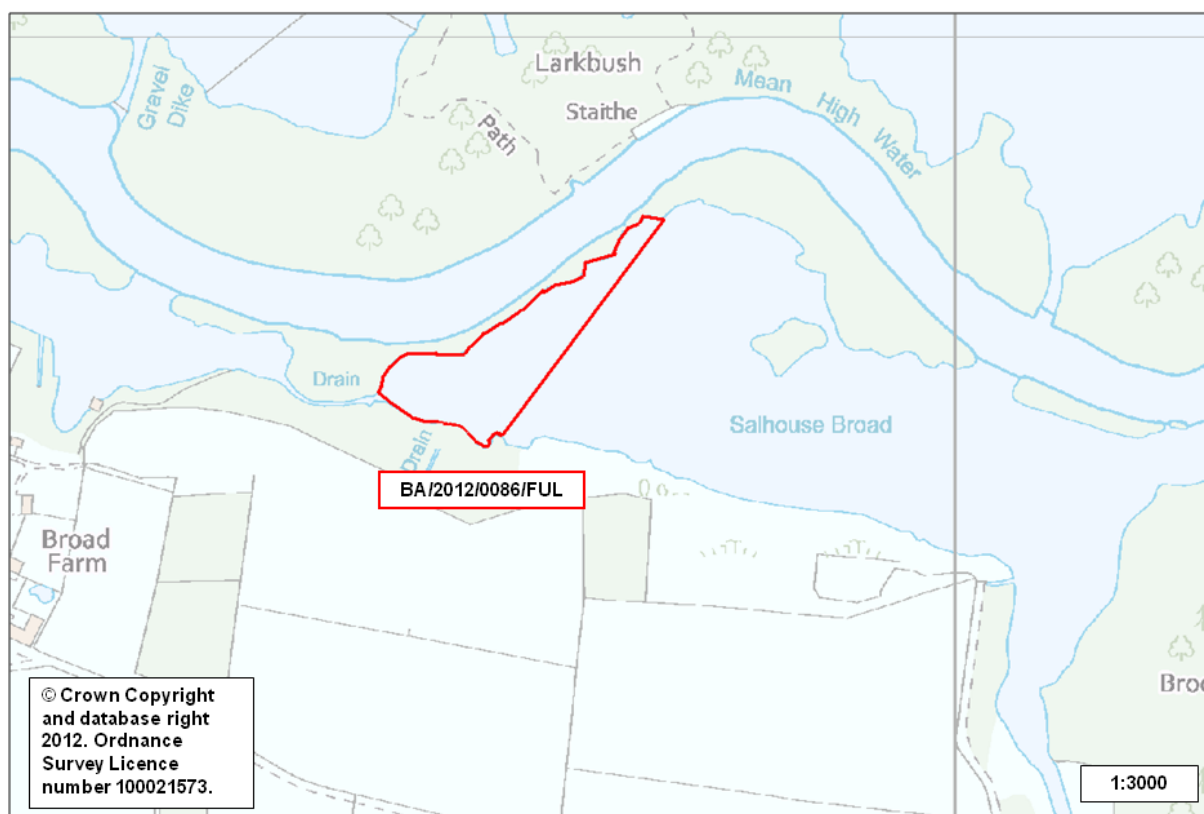
Author: Andy Scales

Date of Report: 8 May 2012

Appendices: APPENDIX 1 – Location Plan  
APPENDIX 2 – Plan showing restoration details

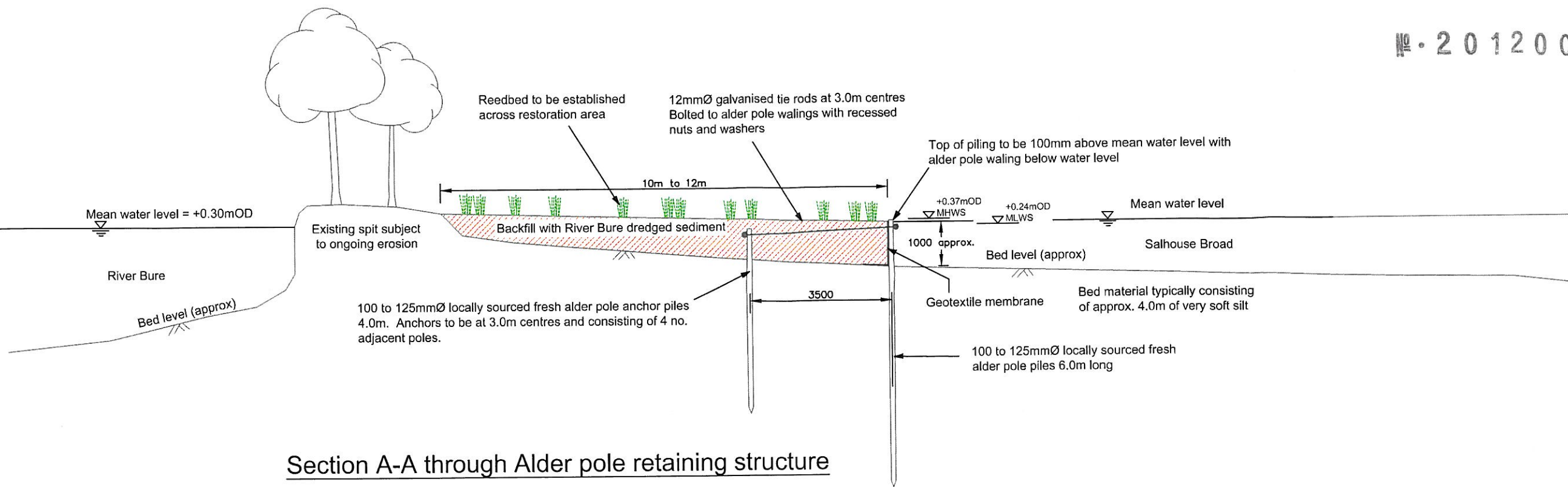
## APPENDIX 1

BA/2012/0086/FUL - Salhouse Broad, Lower Street, Salhouse  
Restoration of spit using newly created reed bed

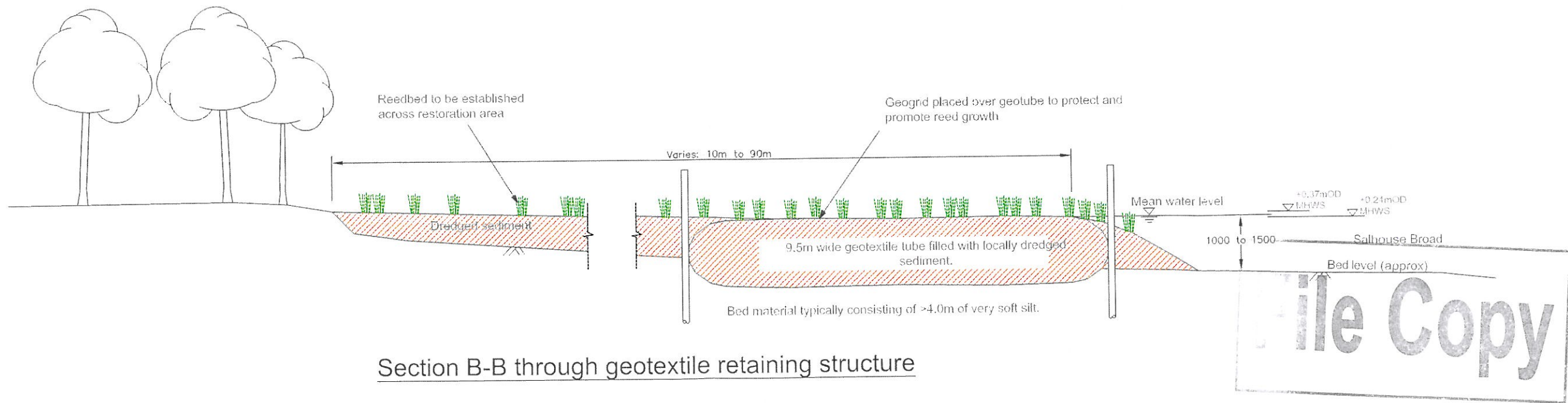




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Section A-A through Alder pole retaining structure



Section B-B through geotextile retaining structure

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- GENERAL NOTES:
1. All dimensions in millimetres unless noted otherwise
  2. Scale as shown at A3

REVISION COMMENT BOX

Rev.	Date	Rev by	Chk by
P1	05/09/11		
P2	23/02/12	TJH	
Initial section details			
Revised to show geotube and alderpole structures (supersedes SSR/2011/006 & 007)			



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