

From: [REDACTED]
To: [PlanningPolicy](#)
Cc: [Natalie Beal](#)
Subject: OBJECTION: Policy PUBDM26 Chedgrave Area 2019 Broads Local Plan
Date: 26 September 2025 11:26:04
Importance: High

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Dear Sirs

I have on several occasions looked at the extensive document Local Plan for the Broads, and have found this very difficult to understand, especially the maps. The document not being user friendly does not invite comment. If the classification of land is to change the land owner should be contacted directly/personally giving full and clear details of how the proposal will affect them and them alone. An arranged site visit prior to any decision being made is essential, no other form of assessing the land is sufficient. Aerial views are distorted and incomplete due to tree canopies. It has now been brought to my attention land in Chedgrave pertaining to the boatyards has been included. This is private commercial land, used for business, garden and residential purposes. For the purposes of planning this land already comes under the jurisdiction of the Broads Authority, another level of designation is not necessary.

With reference to my earlier comments, I along with many other members of the public, do not find the form user friendly and have been unable to complete it. Therefore I insist my comments are considered by means of this email:-
OBJECTION:-

- The character of the land nominated does not meet with the character definition of what the policy is seeking to protect
- Much of the area designated is already fully developed and there is no formal specific site justification for the site designation
- The remaining undeveloped sections are already designated as Priority Habitat: Deciduous Woodland and Lowland Fen, which all lie within Flood Zones 2 and 3
- The proposed area is private land with the majority of trees being planted over the years by the landowners
- The land is and has been for many years (over 60) been complete settlement and is therefore part of the settlement
- The boatyards have always used the land for storage of boats, general storage, customer cars etc. which is essential to the operation of the business
- Any land pertaining to or owned by the boatyards should most definitely not be included within the settlement fringe

The boatyards are responsible for bringing in tourists to Chedgrave and

Loddon, who support the local business and are therefore very important to the local economy. Any disruption to the operation of the boatyard business as a result of the proposal would have a wide spread knock on effect to the community.

Thanking you for your attention and understanding.

Kind regards

Karen Walklin Smith

