

Planning Committee

Agenda 01 April 2022

10.00am

Yare House, 62-64 Thorpe Road, Norwich, NR1 1RY

John Packman, Chief Executive – Friday, 25 March 2022

Under the Openness of Local Government Bodies Regulations (2014), filming, photographing and making an audio recording of public meetings is permitted. These activities however, must not disrupt the meeting. Further details can be found on the [Filming, photography and recording of public meetings](#) page.

Introduction

1. To receive apologies for absence
2. To receive declarations of interest
3. **To receive and confirm the minutes of the Planning Committee meeting held on 4 March 2022** (pages 3-16)
4. To note whether any items have been proposed as matters of urgent business

Matters for decision

5. Chairman's announcements and introduction to public speaking
Please note that public speaking is in operation in accordance with the Authority's [Code of Practice for members of the Planning Committee and officers](#).
6. Request to defer applications include in this agenda and/or vary the order of the agenda
7. **To consider applications for planning permission including matters for consideration of enforcement of planning control:**
 - 7.1. BA/2021/0473/FUL – Plot 29 Bureside Estate, Crabbetts Marsh, Horning (pages 17-24)
 - 7.2. BA/2022/0033/FUL – The Quay, The Street, Thurne (pages 25-30)

Enforcement

8. **Enforcement update** (pages 31-35)
Report by Head of Planning

Policy

9. **Fleggburgh Neighbourhood Plan – proceeding to referendum** (pages 36-38)
Report by Planning Policy Officer
10. **Local Plan – bite-size pieces** (pages 39-75)
Report by Planning Policy Officer
11. **Biodiversity Net Gain – consultation** (pages 76-83)
Report by Planning Policy Officer

Matters for information

12. **Appeals to the Secretary of State update** (pages 84-86)
Report by Senior Planning Officer
13. **Decisions made by Officers under delegated powers** (pages 87-92)
Report by Senior Planning Officer
14. **To note the date of the next meeting – Friday 29 April 2022 at 10.00am at Yare House, 62/64 Thorpe Road, Norwich**

Planning Committee

Minutes of the meeting held on 04 March 2022

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Present

Melanie Vigo di Gallidoro – in the Chair, Harry Blathwayt, Stephen Bolt, Bill Dickson, Andrée Gee, Gail Harris, Paul Hayden (items 1-7), Tim Jickells, James Knight, Vic Thomson and Fran Whymark

In attendance

Natalie Beal – Planning Policy Officer (items 10-14), Kate Knights– Historic Environment Manager (item 9), Cheryl Peel – Senior Planning Officer, Cally Smith – Head of Planning and Sara Utting – Senior Governance Officer

Steven Bell (solicitor) of Birketts attended for items 1-8

Members of the public in attendance who spoke

Jac Wright (objector), Mr Gratton (agent) and Adam Varley (Ward Member) for item 7.1
Mr Mackmin (applicant) and Mr Hale-Sutton (agent) for item 7.2

1. Apologies and welcome

The Chair welcomed everyone to the meeting.

Apologies were received from Nigel Brennan, Leslie Mogford and Michael Scott.

Openness of Local Government Bodies Regulations 2014

The Chair explained that the meeting was being audio-recorded. All recordings remained the copyright of the Broads Authority and anyone wishing to receive a copy of the recording should contact the Governance Team. The minutes remained the record of the meeting. She added that the law permitted any person to film, record, photograph or use social media in order to report on the proceedings of public meetings of the Authority. This did not extend to live verbal commentary. The Chair needed to be informed if anyone intended to photograph, record or film so that any person under the age of 18 or members of the public not wishing to be filmed or photographed could be accommodated.

2. Declarations of interest and introductions

Members provided their declarations of interest as set out in Appendix 1 to these minutes and in addition to those already registered.

3. Minutes of last meeting

The minutes of the meeting held on 4 February 2022 were approved as a correct record and signed by the Chair.

4. Matters of urgent business

There were no items of urgent business

5. Chair's announcements and introduction to public speaking

Public Speaking: The Chair stated that public speaking was in operation in accordance with the Authority's Code of Practice for members of the Planning Committee and officers.

6. Requests to defer applications and/or vary agenda order

No requests to defer or vary the order of the agenda had been received.

7. Applications for planning permission

The Committee considered the following applications submitted under the Town and Country Planning Act 1990 (also having regard to Human Rights), and reached the decisions set out below. Acting under its delegated powers, the Committee authorised the immediate implementation of the decisions.

The following minutes relate to additional matters of information or detailed matters of policy not already covered in the officer's report, which were given additional attention.

(1) BA/2021/0145/FUL – Ludham Stores, Johnson Street

Development of café and creation of holiday lets

Applicant: Mr N Guyton

The Senior Planning Officer (SPO) provided a detailed presentation on the application for the proposed demolition of the existing Ludham Stores and Wayfarers café for the erection of a replacement building and extension to accommodate a new café and store, alongside three proposed holiday lets to the rear at Johnson Street in Ludham. She advised that, in response to a concern raised by the occupant of the neighbouring property, the applicant had confirmed they would replace the fence between Willow Fen and the site, as part of the landscaping scheme.

In assessing the application, the SPO addressed the key issues of: the principle of development; design and landscape; neighbouring and future occupant amenity; accessibility to the site and flood risk associated with the proposed development. Other issues were also considered, including sewerage capacity and effect upon existing services.

In response to a question concerning the proposed screening of the new holiday accommodation building as seen from the river, the SPO advised that visualisations were included within the Design and Access Statement, but this was not something normally included within the committee report. Some planting along this elevation was proposed and so it would not appear as a blank façade, over time.

A member questioned the age of the building to be demolished and whether it had any architectural merit. The SPO responded that the Historic Environment Manager had not made a request in this case for any records of the building to be made.

Jac Wright provided a statement objecting to the application, commenting that she had lived adjoining the site for 9 years and strongly opposed the proposal. She appreciated that the

café and shop needed updating but the plan as a whole was completely out of character with Ludham. She considered the holiday accommodation building to be ugly and imposing, and would dominate the view for miles around both by road and river. There were no trees left on site to soften appearance, as a number had recently been removed. The building was brash, modern and imposing, too close to the dyke and too high. The dyke and its wildlife were of great importance and must be protected. There had already been significant damage in this area. She remained unconvinced there was a need for more holiday lets in this area particularly as people would be returning to overseas holidays and so, in a few years, it would be changed to residential. She did feel that a lot of her concerns could be answered by the proposed conditions, but there remained a lot of unanswered questions, all of which could have an adverse effect on surrounding area. She had concerns regarding the access road to both her property and Mill Croft, particularly as this was not included in the landscaping plan. The car parking area was currently an unsightly mess; the fence belonged to the applicant and he had dumped surface soil against it, causing it to fall down and become dilapidated. However, this had been mentioned by the officer. She concluded that the mess and noise of building works would be a great concern and she felt that, at the very least, the business should fence off their land from neighbouring properties before works commenced.

Mr Gratton provided a statement in support of the application, commenting that the proposals would enhance and protect the future of this incredible location for years to come. The proposals were for a high quality, modernised structure, in an extremely popular tourist location due to its proximity to St Benets Abbey. The design had been amended to overcome previous objections and they had sought to address the concerns regarding lack of information on viability and flood risk. The existing premises was showing its age and a thorough report by a specialist structural engineer had demonstrated that the building would be structurally unsafe in the next couple of years. At present, the works to restore this building were simply unviable and a redevelopment of this site would provide high quality and long-standing facilities as well as of a design more in keeping with what was expected in the Broads. The viability report demonstrated that the holiday lets were required in order to justify and support the redevelopment of this site along with the continued growth of the businesses. The increase of tourism in this area would increase visitors to the area and further afield than Ludham. The design not only enhanced the site's existing values but broader views to the river and across the Broads. Working closely with the Historic Environment Manager, they had a pioneering design which reflected the architectural vernacular along the river, using traditional materials and built upon strong local connections which the businesses had developed over a long period of time. He concluded that the site was well-suited for redevelopment given the condition of the existing building and the need to improve and enhance the existing business asset to ensure continued success at this location.

Mr Varley provided a statement expressing his concerns on the application and thanking the SPO her work on the report and with the Parish Council and residents on the application. He commented that he was not against development at this site and the applicant had clearly worked with the Planning Officer, which was evidenced by the use of materials appropriate to the local vernacular etc, especially when compared with the previous application. This was an

ambitious application which showed how this area could be transformed. However, he had concerns on the overall integration of these buildings into the local area, believing there was very little evidence of mitigation measures to resolve this matter. He would wish to see the landscape plans agreed prior to the application being approved, including mitigation and softening measures. He questioned how the application could be compliant with Policy DM13 when the relevant details were lacking, referring to the comments of the Landscape Officer. He also referred to Policy SP12 and his concerns that the application did not fully take into account accessibility, commenting that the site was outside of Ludham and there was a lack of safe or suitable footpaths from the centre of Ludham. The A1062 was described as a cycle route linking Hoveton and Wroxham railway stations and Horning, Ludham and Potter Heigham but he considered this to be unjust as it was a busy main road used by much larger vehicles. Therefore, there was no infrastructure to ensure safe walking or cycling from Horning to Ludham Bridge and improvements were needed to the cycle network, which were not included as part of this application and so the application should be subject to a Section 106 Agreement to help address the accessibility issues on the A1062. He concluded that the application had merits and the addition of holiday accommodation would sustain and make this venture thrive, encouraging more tourism to Ludham. However, the application needed more detailing to finely balance the impact on the local area.

In response to a member question on whether the access to adjacent properties would be safeguarded, the SPO advised that the right of access for both Willow Fen and Mill Croft would be retained.

A member questioned the agent why the accommodation was so tall and he responded that the Flood Risk Assessment required a certain height above sea level, based on a worst case flood risk scenario. The first floor (ground level) was at the lowest level it could be to comply, so with a worst case scenario flood, the water would lap approximately 20cm below the height of the finished floor level. The building was two full storeys but showed as a storey and a half.

Taking on board a comment made by the Ward Member, a member asked if transport links for cycling and walking could be improved, as part of a Section 106 Agreement. The Head of Planning responded that no objection had been received from the Highway Authority. In addition, for off-site improvements, the Local Planning Authority would need to be satisfied they were required in order to make the development acceptable. As there was no objection from the Highway Authority or any comment about the need to improve access via non-car modes to this site, it would be difficult to justify for non-car modes of transport, plus there were other routes between this site and the main village of Ludham via Hall Common Road and Staithe Road.

In moving on to the debate, members expressed differing views on the design but there was a general acceptance that the application would retain and improve an important riverside facility and the holiday accommodation was necessary to ensure the development was viable. Concern was expressed at the lack of detail on the landscape proposals to which the SPO responded that the agent was aware of the comments of the Landscape Officer and had tried

to address their concerns. However, until there was certainty that the proposal would be approved, they were reluctant to provide more detail (and incur additional costs). The agent added that the responses from the Landscape Officer and the Historic Environment Manager had proven difficult to resolve, as they both wanted different things which were sometimes at odds. The design had been strongly led by the Historic Environment Manager and it had been very difficult to address their requirements. Regarding the loss of trees, he stated that these had been removed by the Environment Agency and their removal was not within the applicant's control or at their request.

Addressing the comments and concerns raised, the Head of Planning confirmed that the issue of the access to Willow Fen and Mill Croft had been addressed earlier with the applicant's commitment to retain that access, together with the issue of the fence which would likely be resolved through the landscape plan. In terms of the holiday lets, she advised that the restrictions could be strengthened with an additional condition to restrict the duration of occupation and frequency of return to protect the accommodation from becoming permanent residential. Regarding the design and appearance, it was a question of acceptability, taking into consideration its setting within the local context, and not about personal preferences. The officer view was that it was acceptable in terms of scale and the materials reflected the local vernacular, and it satisfied the requirements of the Historic Environment Manager. In respect of the landscaping scheme, officers acknowledged the reasons given by the applicant and why he wished for an assurance of consent before preparing a detailed landscape plan. The proposed conditions did include a proposed landscaping scheme, and this could cover retention of planting, size of new planting to ensure appropriate screening at an early stage etc but this could also look at bio-diversity improvement etc. if members considered this necessary. Furthermore, the condition could be amended to ensure the scheme was approved prior to commencement of development. Officers would word the conditions accordingly to reflect what members required, but if members wanted more certainty around the landscaping scheme, the application could be deferred until the next meeting at which officers would provide a more detailed landscaping scheme.

In conclusion, it was considered that the proposal would provide an element of enabling development for the retention of the existing shop and café services and, on balance, the impact on the landscape would not be detrimental to the character and appearance of the surrounding landscape, subject to additional landscaping. Members also took into consideration the fact that the application was supported by a Flood Risk Assessment and measures had been introduced to the design, plus the proposal passed the Sequential and Exceptions Tests as required by the NPPF, in that there were wider sustainability benefits to the proposal which outweighed any harm. Overall, the proposal was considered to be acceptable, subject to appropriate conditions including a strengthening of the holiday occupancy condition and a pre-commencement landscaping scheme.

Paul Hayden moved, seconded by Tim Jickells and

It was resolved by 9 votes for and 2 against to approve subject to the following conditions:

- Time limit
- In accordance with amended plans
- Submissions of surface water management strategy
- Notwithstanding the Landscape Plan, a revised Landscape Plan will be submitted and agreed prior to commencement of development
- Notwithstanding signage shown on the drawings, this permission does not grant advertisement consent and a separate application shall be made in that regard
- Notwithstanding the details on the drawings, samples of materials shall be submitted
- Occupation of holiday units – no permanent residential or sole address of occupant
- Restrictions on duration of occupation and return period, plus records to be kept
- Shop and café hours 0800-1800 hrs Mon to Sat and 0900-1600 Sun & Bank Holidays
- Highways – parking layout
- Biodiversity enhancements (bat and bird boxes)
- Environmental protection condition relating to noise
- Water efficiency 110L/head per day

The Committee adjourned at 11am and reconvened at 11.10am.

(2) BA/2021/0490/FUL – former Bridge Hotel site, Potter Heigham

12 x holiday units, restaurant and car park

Applicant: Mr Nicholas Mackmin

The Senior Planning Officer (SPO) provided a detailed presentation on the application for the erection of eight one-bedroom and four two-bedroom flats for holiday use with restaurant and covered carpark at ground level on the site of the former Bridge Hotel in Potter Heigham. A similar application had been refused by the committee in June 2021 on the grounds of: flood risk; insufficient information regarding the impact on the historic environment and a lack of an Arboricultural Impact Assessment. This new application sought to overcome these issues.

In assessing the application, the SPO addressed the key issues of: the principle of development; flood risk; design of the new buildings and the impacts on the historic environment, trees, biodiversity, amenity and highways.

In response to a member's request for clarity on the precise area which fell within the flood plain (i.e. flood zone 3b and not 3a) and whether this included the concrete base of the former hotel, the SPO advised that the area was flood zone 3 but the existing buildings were considered to be 3a as their presence already hindered the flow of water. In 3a it was possible to have overnight residential accommodation subject to the Sequential and Exceptions Tests

being met. As there were no structures on the application site, it was considered to be 3b and there was a fundamental objection to overnight residential accommodation in flood zone 3b as it was considered more vulnerable. In terms of what was on the site previously, the Head of Planning advised that 30 years had passed since the hotel had been present on this site and things had moved on considerably since then, such as the introduction of flood mapping and the application must be assessed against the current policy. If the hotel had remained, then the site would be classed as 3a. However, the concrete base remained which would not prevent the site holding water in the event of a flood and so the EA had classified the application site as 3b. Therefore, some development could be allowed in areas of the whole site but the hardstanding was included in flood zone 3b. It was worth noting that the EA areas of designation were not specific to sites but identified zones of flood risk within which sites sat.

Comments were made about the intention of the policy (POT1), as well as the meaning of the wording “former Bridge Hotel site” and the Head of Planning accepted that perhaps the naming of that part of the policy could be clearer. However, she reminded members this was the adopted policy against which the application should be considered, having been through two rounds of consultation and then examination by an Inspector to form part of the adopted development plan (for the last three years) based on the evidence at that time. The appropriate time to review the policy would be as part of the review of the Local Plan later that year and not at this meeting without having any of the evidence or supporting documentation available to take into consideration. She cautioned against speculating against what it might or might not have been intended by the policy three years ago.

In response to a question on what was the difference between the previously refused scheme and the current application, the SPO advised that a revised Arboricultural Impact Assessment, landscape scheme and revised Heritage Statement had been submitted. However, the application site was still in flood zone 3b where the only suitable development would be “water compatible” (which excluded overnight accommodation) and where the application passed the exceptions test. She referred to the EA matrix (on screen) which identified the different permitted uses under each of the flood zones. “Water compatible” related to boat yards, water based recreation, amenity space, nature conservation, outdoor sports and recreation.

A number of comments were made regarding the potential for compensation, insurance liability and the grounds for a Judicial Review, should the application be approved, and the Solicitor reminded the committee that it should determine the application in accordance with the development plan unless there were material considerations to do otherwise, and when it was at the appropriate point in the meeting.

A member asked for the officer to quantify the flood risk and also indicate the likely timescale for notice of a flood event (eg 1 hour, 24 hours etc). The SPO stated that she was unable to answer the question but the applicant stated that it was a 1 in 100 year risk and the water level would be up to 11 feet, which would take the whole of Norfolk, Suffolk and the Thames Valley into a 3b area. His Flood Risk Assessment categorised this site as 3a, not 3b.

Mr Mackmin provided a statement in support of the application, commenting that the Flood Risk Assessment showed this site as a brownfield site and in flood zone 3a not 3b. The new building would be across the concrete footprint of the old hotel and so in 3a. This area near to the bridge was in dire need of investment and the application was in full keeping with the character and heritage of the Broads, using traditional materials. Planning permission had been granted in 1998 for redevelopment of the former hotel but this was a different scheme, on a smaller footprint and further back from the river than the old hotel. He had worked with both the Broads Authority and Environment Agency since March 2019, so a total of three years with four different schemes proposed to fully meet the pre-application advice. Planning officers had been very supportive until one week before the last committee in June 2021. He stated that POT1 specifically stated accommodation would be allowed on this site which was a full brownfield site for full redevelopment and leisure activities on the river. Looking at the EA predictions, all of Norfolk, Suffolk and the Thames valley would be in flood zone 3b and no planning would ever be approved. This scheme would not increase flooding as it would be built on pilings and the flood risk would not increase off-site as a result. The scheme would bring much needed investment to the Potter Heigham area.

At the Chairman's discretion, an extension of time in public speaking was granted to enable Mr Hale-Sutton to address the committee. He quoted from an email received from the SPO dated 24 November 2020, highlighting those comments which he considered expressed support for the application in terms of compliance with policy POT1.

In response to questioning from a member on how long they envisaged the building to be in existence, i.e. longer than 100 years, the applicant said yes it would.

A member asked the SPO to confirm whether the applicant was correct in stating the application site was within flood zone 3a or if it had been determined as 3b by the Environment Agency. To assist members' understanding, the SPO read out the response of the EA which concluded that it was within 3b of the functional flood plain, where there was a 1 in 20 year probability of flooding and the application should be refused.

In moving on to the debate, members discussed at length the flood zone designation by the EA and whether or not they agreed with it. A comment was also made about whether the site could be classed as brownfield or greenfield but it was acknowledged this was irrelevant; the issue was the site being in flood zone 3b. There was general consensus that the site was currently an eyesore and in need of development but it was not up to the Local Planning Authority to re-designate sites and caution was expressed at going against the advice of the EA. Members were also mindful that a hotel had existed previously on the application site but this was some 30 years ago and more than 100 years ago when it was first built, and new legislation and regulations in terms of flood risk had been enacted since then.

In conclusion, members noted that the proposal was for the erection of holiday accommodation in an area at a high level of flood risk which was contrary to both national and local policies. In addition, the submitted Heritage Statement was still considered to be insufficient, and this, together with the lack of information and the use of non-native plants in

landscaping scheme did not enable a full assessment of the impact on the historic environment, landscaping and existing vegetation.

Bill Dickson moved, seconded by Andrée Gee and

It was resolved by 8 votes for and 3 against to refuse the application for the following reasons:

- The application seeks permission for “more vulnerable” development in an area demonstrated to be Flood Zone 3b (the functional floodplain) which is not considered to be in accordance with Policy DM5 of the Local Plan for the Broads or the NPPF and NPPG guidance.
- Due to there being insufficient information about the impact of the proposed development on the historic environment, in particular on Potter Heigham Bridge, both a scheduled monument and a Grade II* Listed Building, the application does not meet the requirements of the NPPF, in particular paragraphs 189, 193 and 194 and is contrary to Policy DM11 of the Local Plan for the Broads.
- The application includes the loss of significant trees and fails to include a suitable landscape scheme with native replacement planting included, contrary to Policies DM16, DM43 and POT1 of the Local Plan for the Broads.

Paul Hayden left the meeting.

8. Enforcement update

Members received an update report from the Head of Planning (HoP) on enforcement matters previously referred to the Committee. Further updates were provided at the meeting for:

Land at the Beauchamp Arms PH: compliance period was now in effect. There was evidence of a further caravan being brought on site and possibly other work underway. Officers would be contacting the landowner.

Blackgate Farm, Cobholm: period for compliance had now ended. Officers would be visiting the site next week to check units were empty. Information from the local authority Council Tax department indicated that the units were still being occupied.

Land to east of North End, Thorpe next Haddiscoe: report to be presented at next meeting on whether to close the case or pursue further action for full compliance.

Land east of Brograve Mill, Waxham: officers were continuing to chase the outstanding appeal decision.

Land adj to car park at Swan Hotel, Horning: since the serving of the Temporary Stop Notices, officers had re-visited the site and noted that the contractors had ceased work; subsequently the unauthorised lights had been removed. Officers had been advised that the lights had been installed by the public house for safety reasons for their staff. In response to a question, the

HoP advised that the operators of the public house were in discussions with officers for alternative forms of lighting which would be acceptable, eg motion sensors, low lighting etc.

9. Heritage – Bungay Conservation Area – Conservation Area Appraisal adoption

The Historic Environment Manager (HEM) introduced the report informing members of the appraisal for the Bungay Conservation Area and Management Plan, carried out by East Suffolk Council. The Authority had a statutory duty to consider whether Conservation Areas, wholly or partly within its area, were worthy of designation and to publish up to date appraisals and management proposals, where appropriate in conjunction with neighbouring authorities.

It was considered that the assessment and document had been completed to a high standard and its adoption by the Broads Authority for those areas within its remit would ensure that the Local Planning Authority, building owners and others with an interest in the built environment could make use of this resource when developing proposals within the Conservation Area or assessing planning applications.

In response to a question on unlisted buildings which contributed to the Conservation Area and the existence of a Local List, the HEM advised that there was not a consistent approach for unlisted buildings as this varied between local authorities. East Suffolk Council, along with Broadland and South Norfolk District Councils, did not have a formal Local List but Norwich City Council did, as did the Broads Authority (for areas which it took responsibility for the Conservation Area). For example, in the case of Belaugh, the Authority had formally adopted buildings not listed as “locally listed” but which contributed locally to the character of the Conservation Area. Other authorities considered them as non-designated heritage assets or buildings which contributed to the character of the area. This inconsistency was an issue identified by the Government who had announced a pilot project last year, in which the Authority had applied to be part of, involving 20 local authorities looking at their local listing practices with the aim of achieving a consistent approach.

Tim Jickells proposed, seconded by Harry Blathwayt and

It was resolved unanimously to adopt the Bungay Conservation Area Appraisal and Management Plan.

10. Filby, Rollesby and Winterton-on-Sea Neighbourhood Plans – adoption

The Planning Policy Officer introduced the report on the adoption of three Neighbourhood Plans: Filby, Rollesby and Winterton-on-Sea. She reported at the meeting that the referendum for each had been passed, with more than 50% of those voting being in favour of the plans.

Tim Jickells proposed, seconded by Andrée Gee and

It was resolved unanimously to recommend to the Broads Authority that the Filby, Rollesby and Winterton Neighbourhood Plans be adopted.

11. Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan – proceeding to referendum

The Planning Policy Officer introduced the report, which sought approval for the Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan proceeding to referendum. The Plan had been subject to an independent examination and endorsed, with some changes, for referendum.

Stephen Bolt proposed, seconded by Harry Blathwayt and

It was resolved unanimously to support the Examiner's report and support the Lound with Ashby Herringfleet and Somerleyton Neighbourhood Plan proceeding to referendum.

12. Bungay Neighbourhood Plan – Reg 16 – agreeing to consult

The Planning Policy Officer introduced the report on endorsing the Bungay Neighbourhood Plan, REG16 version, for consultation. It was noted that the Broads Authority was a key stakeholder and able to comment on the Plan, and a report would be presented at a future meeting of the committee with suggested comments.

Gail Harris proposed, seconded by Harry Blathwayt and

It was resolved unanimously to endorse the Bungay Neighbourhood Plan, REG16 version, for consultation.

13. Issue and Options bitesize pieces

The Planning Policy Officer (PPO) introduced the report, which provided members with the Settlement Study as part of the emerging draft Issues and Options stage of the Local Plan, and inviting members' thoughts and comments. The PPO explained that the Settlement Study was a piece of evidence base, which would inform the Development Boundary Topic Paper and the Development Boundary section of the Issues and Options. The parishes had been consulted on the document and any comments received had been taken on board.

The Committee's general support was noted.

14. Consultation responses

The Planning Policy Officer (PPO) introduced the report, which provided a proposed response to consultations recently received from: Water Resources East (WRE) on its Emerging Water Resources Plan for Eastern England; North Norfolk District Council on its Local Plan and the Department for Culture, Media and Sport on "New Build Developments: Delivering Gigabit-Capable Connections".

A member questioned if there was compatibility in terms of household water usage with the WRE plan with the Authority's Local Plan or if this wasn't an issue. The PPO responded that one of the questions proposed in the response was related to what WRE wanted Local Plans to do in terms of usage. As members were aware, the east was in a water stressed area so if

WRE urged us to restrict water usage, we would take this on board, be it 80 or 100 litres/h/day, to inform the water section of the new Local Plan, based on the available evidence. Also that Members will recall a section of the Issues and Options document will talk about water usage.

In response to a question on the mechanism for when the Authority's comments on the Local Plan were not accepted, particularly if there was a real difference of opinion, the PPO advised that she could provide feedback to members, similar to how she reported the result of the Examiner's report in terms of the Authority's comments for Neighbourhood Plans. She clarified that the comments on North Norfolk's Local Plan did not relate to the soundness of the plan but were more observational and supported by evidence in the NPPF.

Tim Jickells proposed, seconded by Andrée Gee and

It was resolved unanimously to note the report and endorse the nature of the proposed responses.

15. Appeals to the Secretary of State

The Committee received a schedule of appeals to the Secretary of State since the last meeting.

16. Decisions made by officers under delegated powers

The Committee received a schedule of decisions made by officers under delegated powers from 24 January to 18 February 2022 and any Tree Preservation Orders confirmed within this period.

17. Date of next meeting

The next meeting of the Planning Committee would be on Friday 1 April 2022 at 10.00am.

The meeting ended at 12:53pm

Signed by

Chair

Appendix 1 – Declaration of interests Planning Committee, 04 March 2022

Member	Agenda/minute	Nature of interest
Andrée Gee	9, 11 & 12	East Suffolk Councillor - other registerable interest.
Harry Blathwayt	7.1	Resident of Ludham. Non-disclosable non-pecuniary interest.
	7.2	Ward Member – other registerable interest.

Planning Committee

01 April 2022

Agenda item number 7.1

BA/2021/0473/FUL- Plot 29 Bureside Estate, Crabbetts Marsh, Horning – replacement boathouse

Report by Planning Assistant

Proposal

Replacement boathouse

Applicant

Mr Martin Chapman

Recommendation

Approve – Subject to conditions

Reason for referral to committee

Applicant is a member of staff at the Broads Authority

Application target date

11 April 2022

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1. Description of site and proposals

- 1.1. The application site is a plot known as Plot 29 Bureside Estate and is in the riverside estate of dwellings and moorings at Crabbetts Marsh which lie just upstream of the village of Horning. A private dyke runs parallel with the river to the rear of the river-fronting plots and a series of further dwellings and moorings run along this dyke, forming two parallel lines of development with wet woodland to the rear. The scale and intensity of development decreases with distance from the village, forming a gentle transition to the marshes beyond.
- 1.2. The application site is located at the western end of the back dyke, close to the River Bure. The plot measures 15m by 14.5m and consists of a dilapidated, single storey wet boathouse located to the west of the plot. There is a small storage shed located in the north-east of the plot and the remaining land is empty and consists of grass. The plot is accessed by a woodchip footpath which can only be accessed from the woodchip driveway which is the main access to Bureside Estate from the main A1062. There is a property to the west side of the plot and scrub to the rear with another plot to the east.
- 1.3. The application proposes the construction of a boathouse to replace the existing boathouse which measures 11.2m by 5m. The boathouse will sit in the same location as the existing in the western end of the plot which is 1.8m from the west boundary line. The new boathouse will measure 12.5 metres long and 6.5m wide with a total height of 4.6m. The structure would be two storey and includes a small, low in height sail loft and a full size window on the front elevation to overlook the dyke. The sail loft is accessed by an internal staircase and sits in front of the toilet facility. The proposed materials are featheredge boarding for the walls and colour coated steel for the roof, although the exact details will be conditioned to ensure satisfactory design and appearance of the development.

- 1.4. The proposal has been amended in the course of the determination process and the changes have resulted in a reduction in scale amounting to a height reduction of 0.5m which has placed the boathouse roof at 0.6m below that of existing buildings.
- 1.5. The access to the plot will remain unchanged and can still be accessed by the woodchip footpath. There is no vehicle access to the site currently and there is none proposed.

2. Site history

- 2.1. BA/1976/7525/HISTAP - Continuation of existing use as boat house. Approved.
- 2.2. BA/1986/7559/HISTAP - Continuation of existing use of boathouse. Approved.

3. Consultations received

Parish Council

3.1. **Original Response:**

The Council has reviewed the consultation and objects to the application. The only issue that the council would see is that the height of proposed building is much higher than the surrounding wet sheds on the back row and so is out of character. The Council would see no issue if the roof line could be lowered.

- 3.2. There has been no additional comments received from the Parish Council following the amended height of the proposal.

BA Heritage Officer

3.3. **Original response:**

The Historic Environment Manager raised several concerns regarding the height and overall bulk of the development. It was suggested that the height be reduced to that of the existing buildings along the back dyke. Although it was said that given the deteriorated state of the existing boatshed, there is no objection to its replacement.

3.4. **Response to latest amended plans:**

Thank you for the re-consultation. They have now reduced the width, length and height of this meaning the new boathouse would be around 600mm below the neighbouring chalet ridge and I think on balance is now acceptable. Whilst in an ideal world it would be nice to see the doors removed from the side elevation and the eaves brought down further to produce a more traditional eaves overhang and large roof to wall ratio (meaning the boatshed would appear anchored) I believe the most recent drawing shows an acceptable compromise. I can therefore advise I have no further objection to the application and would request the materials to be used be conditioned to ensure the detail are appropriate to protect the appearance of the building and character of the conservation area, in accordance with Policies SP5 and DM11 of the Local Plan 2019.

BA Navigation

- 3.5. No objections from a navigation point of view.

BA Tree Officer

- 3.6. There is a mature tree (Alder) with a number of stems leaning over the existing boathouse and having inspected this tree it does have a limited safe useful life expectancy. Given this I feel it would be unwise retain the tree as part of the redevelopment of the existing boathouse. I would much rather see the planting of a replacement tree that will grow and establish itself alongside the new boathouse. Given this I have no objections to the proposed new boathouse.

4. Representations

- 4.1. None received

5. Policies

- 5.1. The adopted development plan policies for the area are set out in the Local Plan for the Broads (adopted 2019). The following policies have been assessed for consistency with the National Planning Policy Framework (NPPF) and have been found to be consistent and can therefore be afforded full weight in the consideration and determination of this application.
- 5.2. The following policies were used in the determination of the application:
- DM16 Development and Landscape
 - DM21 Amenity
 - DM43 Design
 - DM50 Leisure Plots and Mooring Plots

6. Assessment

- 6.1. The main considerations in the determination of this application are the principle of development, the design of the proposed replacement boathouse and the impact the development would have on the neighbouring amenity and landscape.

Principle of development

- 6.2. In terms of the principle of the development, Policy DM50 of the Local Plan for the Broads generally seeks to keep mooring and leisure plots free from buildings. However, this proposal is for a replacement building and therefore the precedent for a building has been established and subject to the design and appearance of the replacement building, the principle of development is acceptable.

Impact upon the landscape

- 6.3. The existing boathouse located at the site is dilapidated, unusable and has a negative impact on the surrounding landscape. The site is a visually sensitive area and there are glimpsed views through existing buildings sited along the river frontage. Many of the neighbouring buildings are small in scale which means that development must be of a modest scale to be appropriate. The proposals have been amended over the course of

the application to reduce the scale and bulk of the proposed building to ensure that it is in keeping with the local area. The proposed building is an attractive boatshed of traditional proportions and sympathetic design which will sit well in this location.

- 6.4. There was originally a large tree which overhung the entire site, however during the application process, this has been removed which creates an open feeling to the site and allows room for the boathouse to sit comfortably.
- 6.5. A river scene plan has been provided to allow the view of the heights of buildings along the back dyke and it is concluded that the height is similar to those that are existing and the revised proposals are not considered to result in an adverse impact on the character of the area or negatively impact the sensitive landscape. The proposals are therefore considered to be in accordance with Policy DM16 of the Local Plan for the Broads.

Design

- 6.6. Policy DM43 of the Local Plan for the Broads requires all development to be of a high standard of design and requires that they integrate effectively with their surroundings, reinforce local distinctiveness and landscape character and preserve or enhance cultural heritage.
- 6.7. The proposed building relates well to the neighbouring boathouses and other properties along Bureside Estate. There is a mixture of design and sizes along the back dyke in Crabbetts Marsh. The height and size of the boathouse fills the plot well and creates a consistent scale with the neighbouring properties when viewed from the river.
- 6.8. The materials intended will be of traditional design and match that of existing structures which will also be sympathetic to the surrounding area. The design is broadly traditional and simple in form and will be an improvement over the existing. Elements of this policy has already been covered above but the proposal is considered to be in accordance with Policy DM43 of the Local Plan for the Broads.

Amenity of residential properties

- 6.9. Policy DM21 of the Local Plan for the Broads seeks to protect the existing amenity of neighbouring properties and the users of the footpath to rear as well as providing the applicant with a satisfactory level of amenity. The replacement boathouse at plot 29 is situated in a similar position to the existing boathouse, however the size is larger than existing and this could have an impact on the neighbouring property as a result of the increased height and position of openings.
- 6.10. The height of the proposed boathouse was originally submitted at 5.4m which would be considerably taller than that of existing properties along the back dyke. The revised height of 4.6m will place the boathouse in the linear development of buildings and avoid any detrimental impacts to the neighbouring amenity. The location of windows and doors have been positioned in a way to reduce the effects to the neighbouring

property and the plot to the east, with smaller openings which are placed higher in the elevation. There are two windows on the west elevation with a full size door which faces the property to the west, however these have been placed in a location which doesn't overlook or over shadow the property. There is a window on the south facing elevation which overlooks the dyke. This will allow views over the dyke and onto the properties along the River Bure. The main window is on the south elevation (to take advantage of the views), and the use of the smaller windows on the side elevations helps to reduce overlooking.

- 6.11. Taking the above points into consideration, it is considered that the development will not result in an unacceptable impact on the amenity of neighbours and users of the footpath. The proposals are considered to accord with the requirements of Policy DM21 of the Local Plan for the Broads.

Other issues

- 6.12. The site included a large alder tree which overhung the entire site and was in poor condition. This tree had suffered from damage over the years. This has now been removed following advice from the BA Tree Officer and this work has been completed.
- 6.13. Existing parking arrangements remain unchanged. There is no parking for the site and the closest parking is that located further down the dyke, in the public parking area.

7. Conclusion

- 7.1. In summary, the proposal is for the replacement of an existing dilapidated boathouse with a new, larger boathouse with a sail loft. The design of the proposal is modern but will use traditional materials. The development will reinforce the linear pattern of development along the dyke and contribute to the traditional character.
- 7.2. The positioning of the boathouse is similar to the existing and will ensure there is no direct overlooking, overshadowing or loss of privacy for existing neighbours. The proposals are therefore, considered to be in accordance with the policies of the Local Plan for the Broads.

8. Recommendation

- 8.1. Approve subject to the following conditions:
- Time Limit
 - In accordance with plans & documents
 - Submission of exact materials and samples
 - Details of hard and soft landscaping
 - No overnight accommodation

9. Reason for recommendation

- 9.1. This application is considered to be in accordance with Policies DM16, DM21, DM43 and DM50 of the Local Plan for the Broads 2019.

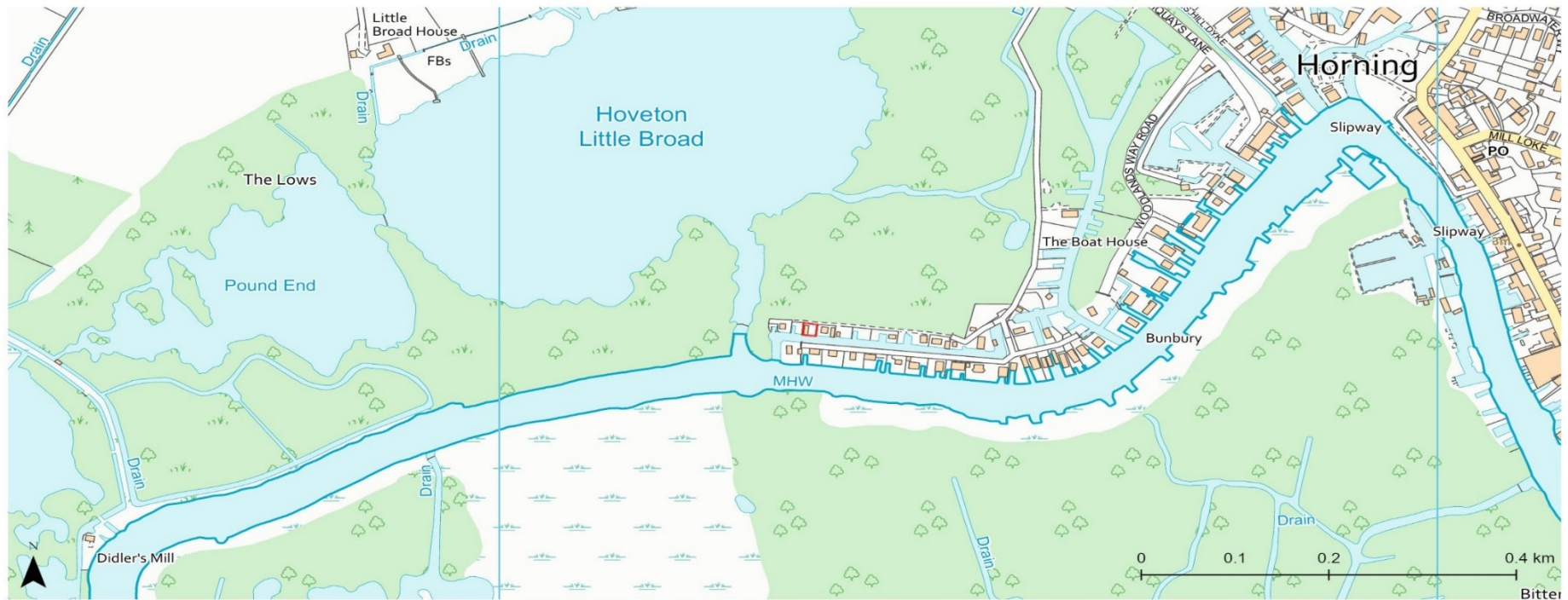
Author: Callum Sculfor

Date of report: 21 March 2022

Appendix 1 – Location map

Appendix 1 – Location map

BA/2021/0473/FUL - Plot 29, Bureside Estate, Crabbetts Marsh



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Planning Committee

01 April 2022

Agenda item number 7.2

BA/2022/0033/FUL The Quay, The Street, Thurne

Report by Planning Officer

Proposal

Change of use of decommissioned telephone box to a mini-visitor information hub

Applicant

Rob Leigh on behalf of Broads Authority

Recommendation

Approve subject to conditions

Reason for referral to committee

Broads Authority development

Application target date

18 March 2022

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1. Description of site and proposals

- 1.1. The site comprises a red telephone box located in the village of Thurne. The telephone box is a K6 kiosk made from cast iron with a timber door situated on a grass verge to the east of The Street, which is the road which runs perpendicular to the Thurne Quay. The phone box is within the grounds of the public toilets and close to Thurne Parish notice board. The Lion Inn public house lies to the north east and a linear grouping of residential properties extend northeast.
- 1.2. This application seeks consent to change the use of the telephone box to a mini visitor hub. The telephone box is currently undergoing restoration. The internal equipment of the phone box would be removed and information displays would be installed including a 'sound box', where the public can listen to a range of nature sounds, commentary, and other content relevant to the Broads. Broads National Park branding would be applied to the interior of the phone box. The Broads Authority would remain owners of the box and be responsible for maintenance.

2. Site history

- 2.1. No recent planning history

3. Consultations received

Parish Council

- 3.1. No comment

The Broads Society

- 3.2. Support

Heritage Planning Officer

- 3.3. The application site contains a K6 Red Heritage Telephone Box at Thurne Staithe.
- 3.4. The K6 was one of eight styles of telephone kiosk introduced by The Post Office between 1926 and 1983. The K6 was designed by Sir Giles Gilbert Scott to commemorate the Silver Jubilee of the coronation of King George V in 1935 and now the K6 has come to represent the red Telephone Box of Britain due to its popularity. Due to changing technologies British Telecom (BT) have decided to decommission a number of kiosks, which ultimately results in their removal in many cases. However, BT

are promoting the adoption of redundant kiosks by local communities and organisations, finding new uses for them, and ensuring they can be retained.

- 3.5. The kiosk at Thurne is a particularly nice example, in a well visited area (at the head of the main staithe; in an area containing the public WC, post box and village notice board) and makes a positive contribution to the character of the area. The renovation and re-use of the box as a Broads information sound box is supported and will secure its retention, allowing the history of British communications to be read whilst also offering informative material on the Broads National Park.

4. Representations

- 4.1. No representations have been received.

5. Policies

- 5.1. The adopted development plan policies for the area are set out in the [Local Plan for the Broads](#) (adopted 2019).
- 5.2. The following policies were used in the determination of the application:
- DM11 – Heritage Assets
 - DM12 – Re-use of Historic Buildings
 - DM21 – Amenity
 - DM44 – Visitor and Community Facilities and Services

6. Assessment

Principle of development

- 6.1. The application represents a change of use of an existing community facility/service and the principle of the development will be considered against Policy DM44 (Visitor and Community Facilities and Services). Firstly, considering the loss of the telephone use, the existing telephone box has been decommissioned and is no longer in use as a telephone box. To decommission it was a commercial decision by BT based on recent levels of use and is not a matter over which the Authority (or any other third party) has any control and its retention as a phone box is not an option. When a telephone box is decommissioned, BT will offer it for adoption by local councils, community groups or third parties for an alternative use. Given that it has been decommissioned and no other party apart from the Broads Authority has come forward with an alternative use it is reasonable to conclude that there is no community aspiration to take it on.
- 6.2. Policy DM44 supports the development of facilities which are educational in nature, or relate to the promotion of the conservation of the Broads environment. The proposed displays within the telephone box would be educational and would promote the conservation of the Broads environment. The restoration of the telephone box is

welcome as this would return the box to its former glory and the provision of a small visitor centre displaying educational content is particularly supported.

- 6.3. Prior to submitting this planning application, the Applicant contacted the Parish Council to make them aware of the intention to convert the phone box into a mini- visitor hub and the Parish Council responded confirming their support for this. This demonstrates consultation with the community regarding the change of use, as required by Policy DM44. The proposed development is in accordance with Policy DM44 and the principle of the development is therefore considered to be acceptable.

Historic Environment

- 6.4. The telephone box is a non-designated heritage asset by virtue of its historic and cultural significance. Policy DM11(Heritage assets) seeks to preserve the significance of historic and cultural heritage assets; and those elements that give the Broads its distinctive character. While the telephone box is not unique to the Broads, the siting of these boxes in rural villages is a quintessentially British image. Through advancements in modern technology, many telephone boxes across the country have become redundant and have typically, like the box at Thurne, fallen into disrepair.
- 6.5. Policy DM12 (Re-use of historic buildings), is relevant as, although instead of relating to historic buildings, in this case the re-use of the heritage asset will be considered. DM12 states when re-using heritage assets, the building or structure should remain in the use for which it was originally designed. Where this is not possible, employment, recreation or tourism uses will be the next preference. The proposed change of use would promote recreation and support tourism in the area.
- 6.6. The change of use would not require any operational development in order to introduce the new use; therefore, a structural survey is not considered to be needed to support the application.
- 6.7. The proposed change of use would be encouraging people to visit the telephone box and generate a new appreciation for the heritage asset. The application is considered to be acceptable in terms of DM11 (Heritage Assets) and DM12 (Re-use of Historic Building).

Amenity of residential properties

- 6.8. Considering amenity, the proposed change of use would be likely to attract more people to the telephone box thus increasing the intensity of the use; the public space on which the box sits is also used as a parish notice board and public toilets. The proposed change of use is not considered to have a detrimental impact on the amenity of the occupiers of the nearby properties. The proposed change of use is considered to be acceptable in terms of DM21 (Amenity).

7. Conclusion

- 7.1. The change of use would provide a new community asset displaying educational information about the Broads; while maintaining and preserving the K6 telephone box

kiosk, a local heritage asset. The principle of the change of use is considered to be acceptable and the impact the change of use would have on the historic environment (heritage asset) is acceptable. It is not considered there would be any adverse impacts on neighbouring amenity as a result of the change of use. The scheme has been appraised against the Local Plan for the Broads 2019 and is found to be in accordance with the relevant policies.

8. Recommendation

- 8.1. That planning permission be approved subject to conditions.

9. Reason for recommendation

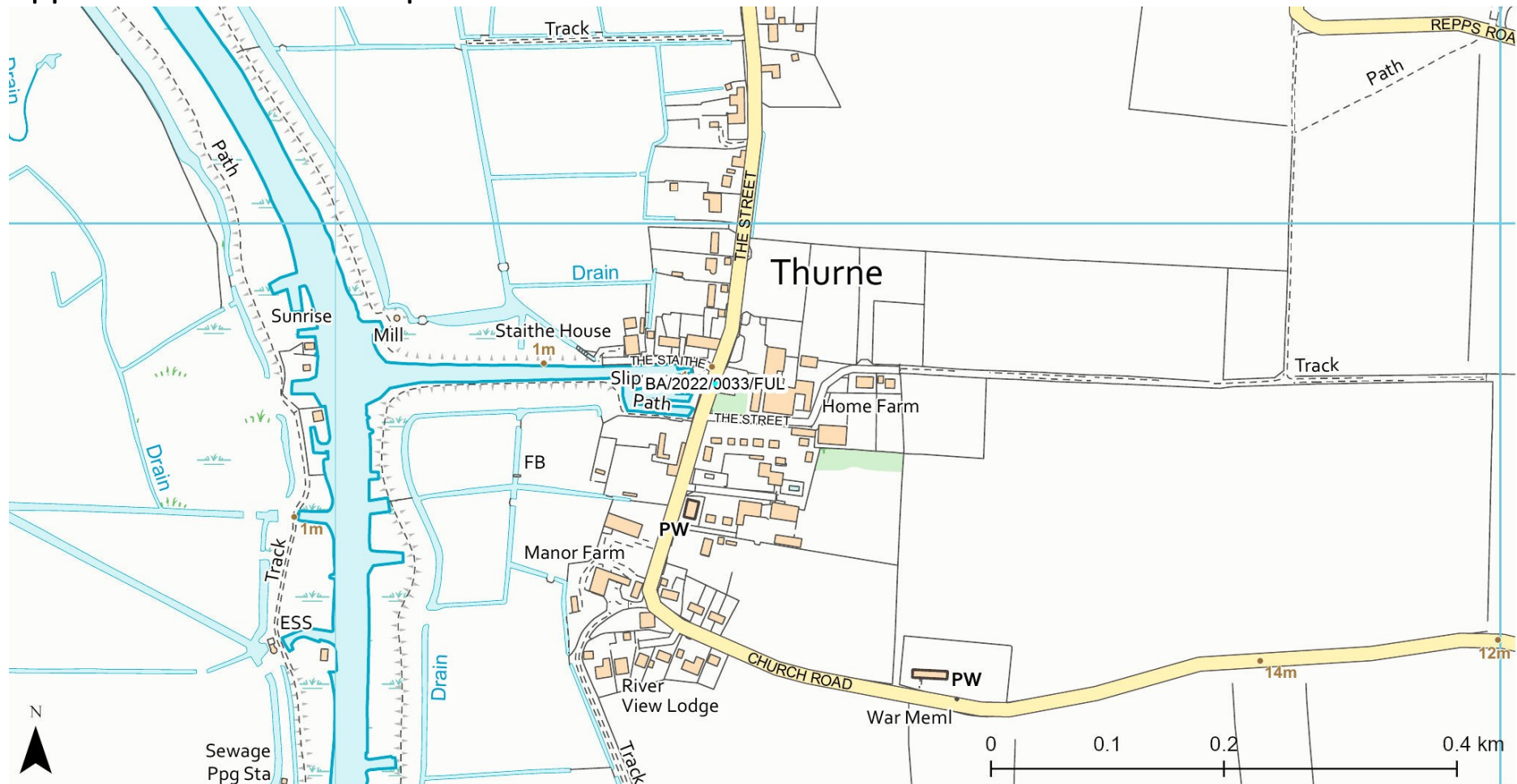
- 9.1. The proposed change of use is in accordance with Policies DM44, DM11, DM12, and DM21 of the Local Plan for the Broads 2019 and is considered to be a sustainable form of development.

Author: Calum Pollock

Date of report: 21 March 2022

Appendix 1 – Location map

Appendix 1 – Location map



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Planning Committee

01 April 2022

Agenda item number 8

Enforcement update

Report by Head of Planning

Summary

This table shows the monthly updates on enforcement matters. The financial implications of pursuing individual cases are reported on a site by site basis.

Recommendation

To note the report.

Committee date	Location	Infringement	Action taken and current situation
14 September 2018	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	Unauthorised static caravans	<ul style="list-style-type: none"> Authority given to serve an Enforcement Notice requiring the removal of unauthorised static caravans on land at the Beauchamp Arms Public House should there be a breach of planning control and it be necessary, reasonable and expedient to do so. Site being monitored. October 2018 to February 2019. Planning Contravention Notices served 1 March 2019. Site being monitored 14 August 2019. Further caravan on-site 16 September 2019.

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Site being monitored 3 July 2020. • Complaints received. Site to be visited on 29 October 2020. • Three static caravans located to rear of site appear to be in or in preparation for residential use. External works requiring planning permission (no application received) underway. Planning Contravention Notices served 13 November 2020. • Incomplete response to PCN received on 10 December. Landowner to be given additional response period. • Authority given to commence prosecution proceedings 5 February 2021. • Solicitor instructed 17 February 2021. • Hearing date in Norwich Magistrates Court 12 May 2021. • Summons issued 29 April 2021. • Adjournment requested by landowner on 4 May and refused by Court on 11 May. • Adjournment granted at Hearing on 12 May. • Revised Hearing date of 9 June 2021. • Operator pleaded 'not guilty' at Hearing on 9 June. Trial scheduled for 20 September at Great Yarmouth Magistrates Court. • Legal advice received in respect of new information. Prosecution withdrawn and new PCNs served on 7 September 2021. • Further information requested following scant PCN response and confirmation subsequently received that caravans 1 and 3 occupied on Assured Shorthold Tenancies. 27 October 2021 • Verbal update to be provided on 3 December 2021

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> Enforcement Notices served 30 November, with date of effect of 29 December 2021. Compliance period of 3 months for cessation of unauthorised residential use and 4 months to clear the site. 16 December 2021 Site to be visited after 29 March to check compliance – 23 March 2022
8 November 2019	Blackgate Farm, High Mill Road, Cobholm	Unauthorised operational development – surfacing of site, installation of services and standing and use of 5 static caravan units for residential use for purposes of a private travellers' site.	<ul style="list-style-type: none"> Delegated Authority to Head of Planning to serve an Enforcement Notice, following liaison with the landowner at Blackgate Farm, to explain the situation and action. Correspondence with solicitor on behalf of landowner 20 November 2019. Correspondence with planning agent 3 December 2019. Enforcement Notice served 16 December 2019, taking effect on 27 January 2020 and compliance dates from 27 July 2020. Appeal against Enforcement Notice submitted 26 January 2020 with a request for a Hearing. Awaiting start date for the appeal. 3 July 2020. Appeal start date 17 August 2020. Hearing scheduled 9 February 2021. Hearing cancelled. Rescheduled to 20 July 2021. Hearing completed 20 July and Inspector's decision awaited. Appeal dismissed with minor variations to Enforcement Notice. Deadline for cessation of caravan use of 12 February 2022 and 12 August 2022 for non-traveller and traveller units respectively, plus 12 October 2022 to clear site of units and hardstanding. 12 Aug 21 Retrospective application submitted on 6 December 2021. Application turned away. 16 December 2021

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Site visited 7 March 2022. Of non-traveller caravans, 2 have been removed off site, and occupancy status unclear of 3 remaining so investigations underway. • Further retrospective application submitted and turned away 17 March 2022.
4 December 2020	Land to east of North End, Thorpe next Haddiscoe	Unauthorised change of use to mixed use of a leisure plot and storage.	<ul style="list-style-type: none"> • Authority given for the service of Enforcement Notices. • Section 330 Notices served 8 December 2020. • Enforcement Notice served 12 January 2021 with compliance date 12 February 2021. • March 2021 - Some clearance commenced. Three month compliance period. • Site to be checked for progress. April 2021 • Progress being monitored. May 2021 • Site not cleared by deadline. Operator given a further period. June 2021 • Negotiations underway. July 2021 • Further clearance, but incomplete. 25 August 2021 • Further clearance. Inspection needed. 22 September 2021 • Landowner given to end of year to complete clearance. 22 October 2021 • Further material removed, but some work required for compliance. Correspondence with landowner. 17 January 2022 • File review underway. 7 February 2022 • Verbal update and recommendation to be provided at meeting.

Committee date	Location	Infringement	Action taken and current situation
8 January 2021	Land east of Brograve Mill, Coast Road, Waxham	Unauthorised excavation of scrape	<ul style="list-style-type: none"> • Authority given for the service of Enforcement Notices. • Enforcement Notice served 29 January 2021. • Appeal against Enforcement Notice received 18 February 2021. • Documents submitted and Inspector's decision awaited. September 2021
2 February 2022	Land adjacent to car park at Swan Hotel, Horning	Unauthorised installation of six lighting columns	<ul style="list-style-type: none"> • Authority given by Chair of Planning Committee for service of Temporary Stop Notice • Temporary Stop Notice served 2 February, with expiry date of 1 March 2022. • Negotiations underway with landowner about removal of structures. 7 February 2022 • Structures removed 28 February 2022.

Author: Cally Smith

Date of report: 23 March 2022

Planning Committee

01 April 2022

Agenda item number 9

Fleggburgh Neighbourhood Plan- proceeding to referendum

Report by Planning Policy Officer

Summary

The Fleggburgh Neighbourhood Plan and the representations received on the submitted Plan during the publication stage have been subject to an independent examination by a suitably qualified individual who endorsed the Plan, with some changes, for referendum.

Recommendations

To support the Examiner's report and support the Fleggburgh Neighbourhood Plan proceeding to referendum.

1. Introduction

- 1.1. The Regulation 16 Fleggburgh Neighbourhood Plan was approved by members at Planning Committee in August 2021. This was followed by a statutory publication ran for eight weeks from Friday 20 August to Friday 15 October 2021 in which the Plan and its supporting documents were made available to the public and consultation bodies via the [Great Yarmouth Borough Council website](#)
- 1.2. During the publication period, 37 representations were received. The representations can be viewed here: [https://www.great-yarmouth.gov.uk/media/6567/FLES1---Representations-on-the-Fleggburgh-Neighbourhood-Plan/pdf/FLES1 -
Representations on the Fleggburgh Neighbourhood Plan.pdf](https://www.great-yarmouth.gov.uk/media/6567/FLES1---Representations-on-the-Fleggburgh-Neighbourhood-Plan/pdf/FLES1_-_Representations_on_the_Fleggburgh_Neighbourhood_Plan.pdf).
- 1.3. These representations were submitted, along with the Neighbourhood Plan and supporting information, to the Independent Examiner, Nigel McGurk. The examination was conducted via written representations during winter of 2021/22 (the Examiner deciding that a public hearing would not be required).
- 1.4. Legislation directs that an Examiner considers whether:
 - a) the draft plan meets the 'basic conditions'¹ of a Neighbourhood Development Plan,

¹ <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

- b) the draft plan complies with the definition of a Neighbourhood Development Plan and the provisions that can be made by such a plan,
 - c) the area for referendum should extend beyond the neighbourhood area, and
 - d) the draft plan is compatible with the Convention rights.
- 1.5. Planning legislation states that once a local planning authority has been issued with an Examiner's report, they must consider the recommendations. If the authority is satisfied with the Examiner's recommendations then any specified modifications should be made before the Plan proceeds to referendum.
- 1.6. If the Broads Authority and Great Yarmouth Borough Council are satisfied then they will need to publicise their decision (a decision statement) and move to a referendum (should that be what the examiner recommends). If they are not satisfied, then they must refuse the plan proposal and publicise their decision. This decision would be subject to a further six-week consultation, with a possibility of a further independent examination.

2. The Examiner's report

- 2.1. The Examiner's report concludes that, subject to amendments (as set out in the report), the Neighbourhood Plan can proceed to referendum. The Examiner also concluded that the area of the referendum does not need to be extended beyond the parish of Fleggburgh. The report can be found here: [Fleggburgh Neighbourhood Plan - Great Yarmouth Borough Council \(great-yarmouth.gov.uk\)](https://great-yarmouth.gov.uk/fleggburgh-neighbourhood-plan).
- 2.2. It is recommended that Planning Committee support the Examiner's report and support the Fleggburgh Neighbourhood Plan proceeding to referendum.

3. Next steps

- 3.1. Should the Examiner's recommendations be met with full approval by Great Yarmouth Borough Council and the Broads Authority, a decision statement will then be produced which will be published, along with the Examiner's report, on the Broads Authority and Great Yarmouth Borough Council's website and made available in the other locations. Great Yarmouth Borough Council will make the appropriate amendments to the plan as set out in the Examiner's Report.
- 3.2. Should the recommendation be to proceed to a referendum, then the next steps will involve Great Yarmouth Borough Council publishing information and giving at least 28 days' notice of the referendum (not including weekends and Bank Holidays). Again, this information will be made available on the Great Yarmouth Borough Council and Broads Authority websites.
- 3.3. The referendum is set for 16th June (TBC).

- 3.4. If more than half of the people who vote in this referendum vote in favour of the proposal then Great Yarmouth Borough Council and Broads Authority must adopt/make the Neighbourhood Plan as soon as reasonably practicable, unless it considers that this would breach or be incompatible with any EU obligation (transposed into UK law) or the Human Rights Convention.
- 3.5. This means that, should the referendum result support the Neighbourhood Plan, then the Plan would be subject to Great Yarmouth Borough Council and the Broads Authority ratification before it is 'made', although the NPPG says that 'A neighbourhood plan comes into force as part of the statutory development plan once it has been approved at referendum'.
- 3.6. Should the local planning authority propose to make a decision that differs from the Examiner's recommendations (and the reason for the difference is wholly or partly as a result of new evidence or a new fact or a different view taken by the authority about a particular fact) then they:
- Are required to notify all those identified in the consultation statement about this position and invite representations;
 - May refer the issue to an independent examination if they think it appropriate.

4. Financial Implications

- 4.1. Officer time in assisting Great Yarmouth Borough Council with the Neighbourhood Plan process. Referendum and examination costs have been borne by Great Yarmouth Borough Council.

Author: Natalie Beal

Date of report: 21 March 2022

Planning Committee

01 April 2022

Agenda item number 10

Local Plan - bite size pieces - April

Report by Planning Policy Officer

Summary

The review of the Local Plan for the Broads is underway. This report introduces some sections of the emerging draft Issues and Options stage of the Local Plan. These sections cover the topics of marketing and development boundaries. The Development Boundary Topic Paper is also introduced.

Recommendation

Members' thoughts and comments on the draft sections are requested. Members are recommended to endorse the Development Boundary Topic Paper.

1. Introduction

- 1.1. The review of the Local Plan for the Broads is underway. The first document produced as part of the review of the Local Plan will be an Issues and Options consultation. As well as advertising that we are reviewing the Local Plan, this stage identifies some issues and related options and seeks comments. Responses will inform the subsequent stages of the Local Plan.
- 1.2. This report introduces bite size pieces of the Issues and Options. Members will of course be presented with the final draft version of the Issues and Options to endorse it for consultation at a later Planning Committee.
- 1.3. The bite size pieces are attached as appendices to this report. Members' views on these reports/draft sections of the Issues and Options are welcomed.

Author: Natalie Beal

Date of report: 22 March 2022

Appendix 1: Marketing

Appendix 2: Development boundaries – section of the Issues and Options

Appendix 3: Development Boundary Topic Paper - covering note

Appendix 4: Development Boundary Topic Paper



**Local Plan for the Broads - Review
Issues and options bitesize pieces
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Marketing

The following is one of the draft sections of the Issues and Options. It relates to marketing. Members' thoughts are welcomed as we finalise this section of the Issues and Options.

1. Introduction

Sometimes people want to change the use or redevelop the site. What they want to do may not necessarily be supported by policies.

2. Issue

We currently require applicants to market the site/property for a sustained period of 12 months. Some people think this time period is too long.

3. What some other Local Planning Authorities require

The table below shows the period used by our six districts and some National Parks. As you can see, the time period is similar, although some are longer and some are shorter.

Local Planning Authority	Policy and Time period	Document/policy
Broadland Council	<ul style="list-style-type: none"> Policy E2 – retention of employment sites – 12 months. Policy CSU2 – Loss of community facilities or local services - 12-month marketing period. 	Development Management DPD (2015)
South Norfolk	<ul style="list-style-type: none"> Policy DM 2.2 Protection of employment sites – evidence not viable and at least 6 months active professional marketing. Policy DM 3.16 Improving the level of community facilities – 6 months. 	Development Management DPD (2015)
North Norfolk	<ul style="list-style-type: none"> Policy E 3 - Employment Development Outside of Employment Areas - 12 months Policy HC 3 - Provision & Retention of Local Facilities – 12 months 	Emerging new Local Plan
East Suffolk	<ul style="list-style-type: none"> Policy WLP8.12 – Existing Employment Areas – 12 months. Policy WLP8.3 – Self Build and Custom Build – 12 months. 	Waveney Local Plan (2019)

Local Planning Authority	Policy and Time period	Document/policy
	<ul style="list-style-type: none"> • Policy WLP8.17 – Existing Tourist Accommodation - 12 months. • Policy WLP8.22 – Built Community Services and Facilities -12 months. 	
Great Yarmouth	<ul style="list-style-type: none"> • Policy CS6 – Supporting the local economy - Employment – 18 months (although the Local Plan part 2 says a shorter period could be considered with justification). • Community facilitates – the Core Strategy says ‘thorough’ but no timescale but policy C1: Community facilities of the Local Plan part 2 refers to change of use, 12 months • Policy H6 - Retention and removal of existing occupationally restricted rural dwellings – 12 months • Policy L1: Holiday accommodation areas – change of use of holiday accommodation - one year 	Core Strategy Local Plan and Local Plan Part 2 (2021)
Norwich City	<ul style="list-style-type: none"> • Policy DM20 - Managing change in the primary and secondary retail areas and Large District Centres – 9 months • Policy DM22 - Provision and enhancement of community facilities - 9 months 	Development Management DPD (2015)
Exmoor National Park	<ul style="list-style-type: none"> • HC-D19 Safeguarding Local Commercial Services • and Community Facilities - 12 months. • SE-D2 Safeguarding Existing Employment Land and Buildings - 12 months. • RT-D3 Safeguarding Serviced Accommodation - 12 months. • HC-D12 Replacement of Rural Workers • Occupancy Conditions – 12 months 	Local Plan (2017)
Peak district	<ul style="list-style-type: none"> • DMS2 Change of use of shops, community services and facilities - 12 months. • DME4 Change of use of non-safeguarded, unoccupied or under-occupied employment sites in Core Strategy policy DS1 settlements – 12 months 	Development Management Document (2019)

Local Planning Authority	Policy and Time period	Document/policy
Dartmoor	<ul style="list-style-type: none"> • Policy 3.9 Rural Workers' Housing – 12 months • Strategic Policy 2.8 Conservation of historic non-residential buildings in the • Open countryside – 6 months • Strategic Policy 5.3 Protecting Active Uses in Dartmoor's Settlements - Retail – 12 months • Policy 5.5 Tourist accommodation – 12 months 	Local Plan (2021)

Question: What are your thoughts about the 12-month marketing period? Why do you think this? What evidence do you have to support your view?



**Local Plan for the Broads - Review
Issues and options bitesize pieces
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Development Boundaries

The following is one of the draft sections of the Issues and Options. It relates to development boundaries. Members' thoughts are welcomed as we finalise this section of the Issues and Options.

1. Introduction

The purpose of a development boundary is to consolidate development around existing built-up communities where there is a clearly defined settlement where further development, if properly designed and constructed, would not be incongruous or intrusive because of the size of the settlement. Development Boundaries have twin objectives of focusing the majority of development towards existing settlements whilst simultaneously protecting the surrounding countryside.

The Local Plan for the Broads currently has four areas where there are development boundaries.

- a) Horning
- b) Oulton Broad
- c) Thorpe St Andrew
- d) Wroxham and Hoveton

The current development boundaries are shown on maps that can be found [here](#).

Do you have any comments on the current [development boundaries](#) as they are drawn now?

2. The Settlement Study (2022)

All settlements which have a significant number of dwellings within the Broads Authority area were assessed for their suitability for a development boundary. You can see the study here: [Local Plan for the Broads \(broads-authority.gov.uk\)](https://broads-authority.gov.uk).

The study identifies the settlements that score highest in the assessment, and therefore have best access to services and facilities and therefore seem to be the best places to direct development.

Do you have any comments on the Settlement Study?

3. Development boundaries in the New Local Plan

We have looked into each of the highest scoring settlements to further assess the suitability of the settlements for development boundaries. The Development Boundaries Topic Paper can be

found here *<Planning Committee Members, the Development Boundaries Topic Paper is on the agenda at the March 2022 Planning Committee>.*

To summarise each of the highest scoring settlements listed above, see the following table:

Do you have any comments on the Development Boundary Topic Paper?

4. Development boundaries in the new Local Plan

We are minded at this stage to roll forward the four current development boundaries. We wonder if you have any thoughts on other settlements that could have development boundaries, considering the information in the Development Boundary Topic Paper.

Do you have any suggestions for other development boundaries in the Broads? Please explain your suggestion.

5. The option of not having development boundaries

We would like to take this opportunity to hear what you think about the option of not having development boundaries, but instead having certain criteria to guide the location of development boundaries.

What are your thoughts about not having development boundaries?



**Local Plan for the Broads - Review
Issues and Options bitesize pieces
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Development Boundaries Topic Paper – covering note

This is not a part of the Issues and Options; this paper introduces a completed piece of evidence base.

1. Introduction

Similar to what we did for the current Local Plan, we have assessed the settlements that are in/partly in the Broads. We note down what facilities or services are where. The main aim of this is to inform and justify the development boundaries.

2. The Topic Paper

This version of the Topic Paper is intended to support the Issues and Options version of the Local Plan. It sets out a broad description of some settlements that are in the Broads, but does not currently propose or seek to justify a development boundary or not for those settlements. Once the consultation responses on the issue of development boundaries has been received, we will take those on board as we produce the next version of the Topic Paper which will inform the Preferred Options version of the Local Plan. Proposals for development boundaries will be included in that version of the Local Plan.

3. Current Development Boundaries

There are currently four areas in the Broads Executive Area that have Development Boundaries. These are detailed in Policy DM35: Residential development within defined Development Boundaries and are shown on the [adopted policies maps](#). The four areas are:

- A. Horning
- B. Wroxham and Hoveton
- C. Oulton Broad
- D. Thorpe St Andrew

4. Settlement Study

This Topic Paper builds on the information gathered in the Settlement Study, which came before Planning Committee in March 2022.

5. Engagement to date

When producing the Development Boundaries Topic Paper, we engaged with Anglian Water Services, Environment Agency, Norfolk and Suffolk County Councils, as well as Officers at the Broads Authority.

6. Recommendation

It is recommended that Planning Committee, subject to any comments, endorse the Development Boundary Topic Paper as evidence to support the Local Plan for the Broads.

Development Boundaries Topic Paper

March 2022

Contents

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3. Settlements in the Broads and the potential for Development Boundaries	3
4. Next Steps	6
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1. Introduction

The purpose of a development boundary is to consolidate development around existing built-up communities where there is a clearly defined settlement where further development, if properly designed and constructed, would not be incongruous or intrusive because of the size of the settlement. Development Boundaries have twin objectives of focusing the majority of development towards existing settlements whilst simultaneously protecting the surrounding countryside.

There are currently four areas in the Broads Executive Area that have Development Boundaries. These are detailed in Policy DM35: Residential development within defined Development Boundaries in the adopted Local Plan for the Broads (2019) and are shown on the [adopted policies maps](#). The four areas are:

- A. Horning
- B. Wroxham and Hoveton
- C. Oulton Broad
- D. Thorpe St Andrew

This version of the Topic Paper is intended to support the Issues and Options version of the Local Plan. It sets out a broad description of some settlements that are in the Broads, but does not currently propose or seek to justify a development boundary or not for those settlements. Once the consultation responses on the issue of development boundaries has

been received, we will take those on board as we produce the next version of the Topic Paper which will inform the Preferred Options version of the Local Plan. Proposals for development boundaries will be included in that version of the Local Plan.

2. The Settlement Study

The Settlement Study¹, completed throughout 2021/22, sets out the methodology for assessing if settlements have good access to facilities and services. This study scored settlements according to access to schools and shops for example. The settlements included in Section 3 were assessed as having the best access to services and facilities. Those highlighted in green already have development boundaries as discussed previously. It is important to note that just because a settlement may be sustainable in terms of the facilities and services nearby, it does not automatically follow that it should have a development boundary (or indeed development) as there may be on-site or local issues that would indicate a development boundary is not appropriate.

¹ Can be found here: [Local Plan for the Broads \(broads-authority.gov.uk\)](https://broads-authority.gov.uk)

3. Settlements in the Broads and the potential for Development Boundaries

The following table includes a summary of the built-up area in the Broads part of those settlements. Stakeholders' comments were also sought. See Appendix 1. Maps of the built-up areas of these settlements in the Broads, with some other spatial information such as flood risk and neighbouring development boundaries is also included at Appendix 2.

Settlement	District/Borough	Place in District's Settlement Hierarchy.	Commentary of built up area in the Broads
Norwich City	Norwich	City	The Broads part of Norwich is the river only as it flows through the centre of the City. But to the east, there are some built up areas. Cremorne Lane for example is an area of housing. The Utilities Site is an area of brownfield land that is allocated for mixed use in the current local plan. Close/adjoining the main settlement. Limited impact from flood risk.
Great Yarmouth	Great Yarmouth Borough	Main town	There are some dwellings on Riverwalk, to the south of Bure Park, near to the permission for dwellings and residential moorings. To the north of Gapton Hall Retail Park is some more urban uses, more industrial. Close/adjoining the main settlement. Seems all of the Broads part is at risk of flooding.
Beccles	Waveney	Market Town	To the east of the River Waveney are some dwellings, hotel and the Lido. There is also Hipperson's Boatyard and the Morrisons supermarket and fuel station. Close/adjoining the main settlement. Nearer to the road, no risk of flooding, but nearer to the water, flood risk. The incremental impacts of even small-scale developments or activities can ultimately have cumulative adverse effects on the local landscape character
Thorpe St Andrew	Broadland	Fringe Parish	There are areas of housing and pubs. There are development boundaries in place already. Close/adjoining the main settlement.

Settlement	District/Borough	Place in District's Settlement Hierarchy.	Commentary of built up area in the Broads
			Some of the area at risk of flooding. No obvious changes to the existing development boundary.
Loddon	South Norfolk	Key Service Centre	There are some dwellings along Mill Road and Pyes Mill Road, but these are some distance from the main area of Loddon. There is also the Loddon Boatyard. Other than the boatyard, Mill Road and Pyes Mill Road tends not to be at risk of flooding.
Oulton Broad	Waveney	Main Town	There are areas of housing and pubs and shops. There are development boundaries in place already. The scheme at the former Pegasus boatyard site has permission. Close/adjoining the main settlement. Some of the area at risk of flooding. No obvious changes to the existing development boundary.
Hoveton	North Norfolk	Small Growth Town	There are areas of housing, shops, boatyards and pubs. There are development boundaries in place already. There is also an allocation on Station Road in the current Local Plan. Close/adjoining the main settlement. Some of the area at risk of flooding. No obvious changes to the existing development boundary.
Brundall	Broadland	Key Service Centre	Boatyards and residential to the south of the railway. Entire areas subject to policies in the Local Plan already. Over the railway from the main settlement. Most of the riverside area is at risk of flooding. Access issues due to level crossing and width and alignment of Station Road.
Bungay	Waveney	Service Centre	Built up areas to the south of the River Waveney, especially along Bridge Street. Close/adjoining the main settlement. Development likely to have adverse effects on landscape character.
Wroxham	Broadland	Key Service Centre	There are areas of housing, shops, boatyards and pubs. There are development boundaries in place already. Close/adjoining the main

Settlement	District/Borough	Place in District's Settlement Hierarchy.	Commentary of built up area in the Broads
			settlement. Some of the area at risk of flooding. No obvious changes to the existing development boundary.
Trowse with Newton	South Norfolk	Fringe Parish	Ski centre, campsite and a few dwellings along Whitlingham Lane somewhat separated from the main settlement. Flood risk to the west of the Lane. No obvious extensions to the neighbouring LPA's settlement boundary.
Coltishall	Broadland	Village cluster	Dwellings and pubs along Anchor Street and Wroxham Road somewhat separated from the main settlement. Tends to be limited flood risk away from the river. Quite sensitive having a conservation area etc.
Reedham	Broadland	Village cluster	Dwellings, pubs and retail along the Riverside. Close/adjoining the main settlement. Some flood risk mainly up to the road itself. Visual impacts of built development could detract from the perceived naturalness and tranquillity of the area
Ditchingham Dam	Waveney	Open Countryside	North of the River Waveney, with some dwellings and business park. Over the river from the main settlement of Bungay. Most the area at risk of flood zone 2.
Ditchingham	South Norfolk	Village cluster	Ditchingham Maltings development, with some other dwellings near the Yarmouth Road/Ditchingham Dam roundabout. Also, sports facilities. Over the A143 from the main settlement. Limited flood risk issue – flood zone 2 if there is a risk.
Chedgrave	South Norfolk	Key Service Centre	Dwellings and boatyards to the north of the River Chet, and off Wherry Close. Close/adjoining the main settlement. Flood risk an issue for most of the built-up area.
Horning	North Norfolk	Small growth village	There are areas of housing, shops, boatyards and pubs. There are development boundaries in place already close/adjoining the main settlement. Some of the area at risk of flooding. No obvious changes

Settlement	District/Borough	Place in District's Settlement Hierarchy.	Commentary of built up area in the Broads
			to the existing development boundary. Capacity issues at Horning Water Recycling Centre a constraint.
Stalham Staithe	North Norfolk	Small Growth Town	There are areas of housing, shops, boatyards and pubs. Over the A149 from the main settlement. Some flood risk nearer the boatyard/river. Proximity of A149, settlement and large boatyards make this area less sensitive. Policy STA1 includes some landscape requirements which would help safeguard landscape character.
Ludham	North Norfolk	Large Growth Villages	Some boatyards and dwellings around Womack Water. Away from the main settlement. Most of the built-up areas are at risk of flooding. Womack water has special qualities which would be vulnerable to further development
Cantley	Broadland	Village cluster	Some dwellings along Station Road which are close/adjoining the main settlement as well as the Sugar Beat Factory. Parts of Station Road and parts of the factory not at risk of flooding.
Filby	Great Yarmouth	Secondary Village	Dwellings and pubs to the west of Thrigby Road. Generally, the settlement is linear in nature. Generally, nearer the road, no flood risk, but nearer the Broad, tends to be at risk of flooding.

4. Next Steps

The issue of development boundaries will be included in the Issues and Options version of the Local Plan to gauge the thoughts of the wider community and stakeholders. Comments will be assessed and proposed development boundaries will be included in the Preferred Options version of the Local Plan. This Topic Paper will be updated to reflect comments received as part of the Issues and Options consultation.

Appendix 1: Short technical consultation

In February/March 2022, some stakeholders were sent the table as set out in Section 3 for comments. These stakeholders were Anglia Water Services, Environment Agency, Norfolk and Suffolk Councils. Comments were also received from Broads Authority Officers.

The following comments were received and have been weaved into an amended Section 3.

Suffolk County Council

- **Archaeology:** We would not have any objection to the proposed development boundary, although potential developments may require archaeological investigation - most likely as mitigation secured through conditions on any consent although depending on the scale, nature and location of the development, historic features may be affected by individual development proposals, and SCCAS would be happy to advise on the scope of desk-based assessment in the first instance. The area of the development boundary at Oulton Broad includes sites and features of WW2 and post-medieval date in particular (see [Map - Suffolk Heritage Explorer](#)). The Broad itself is probably the remnant of a medieval turbary. There may also be peat deposits surviving and for this geoarchaeological work may be appropriate – peat deposits have the potential for waterlogged remains and environmental remains that allow reconstruction of changing environments over the long term. There may be cases where the Marine Management Organisation has jurisdictional boundary in some areas of the broads, who are advised by Historic England.
- **Flood and water:** content with the current commentary on flooding and have no substantive comments to make.

Landscape Architect

- **Beccles** – Open areas around Beccles are subjected to pressures from different settlement fringe type development which potentially can erode the traditional pastoral landscape of the marshland. The incremental impacts of even small-scale developments or activities can ultimately have cumulative adverse effects on the local landscape character. Development boundary likely to be inappropriate.
- **Brundall** – Development boundary is likely to be inappropriate.
- **Bungay/Ditchingham Dam** - Development likely to have adverse effects on landscape character. Visual impacts of built development and infrastructure around of Bungay allied to the leisure/holiday developments within the area tend to detract from the perceived naturalness of the area. As for Beccles, open areas around Bungay/Ditchingham are subjected to pressures from different settlement fringe type development, the incremental impacts of which can ultimately have cumulative adverse

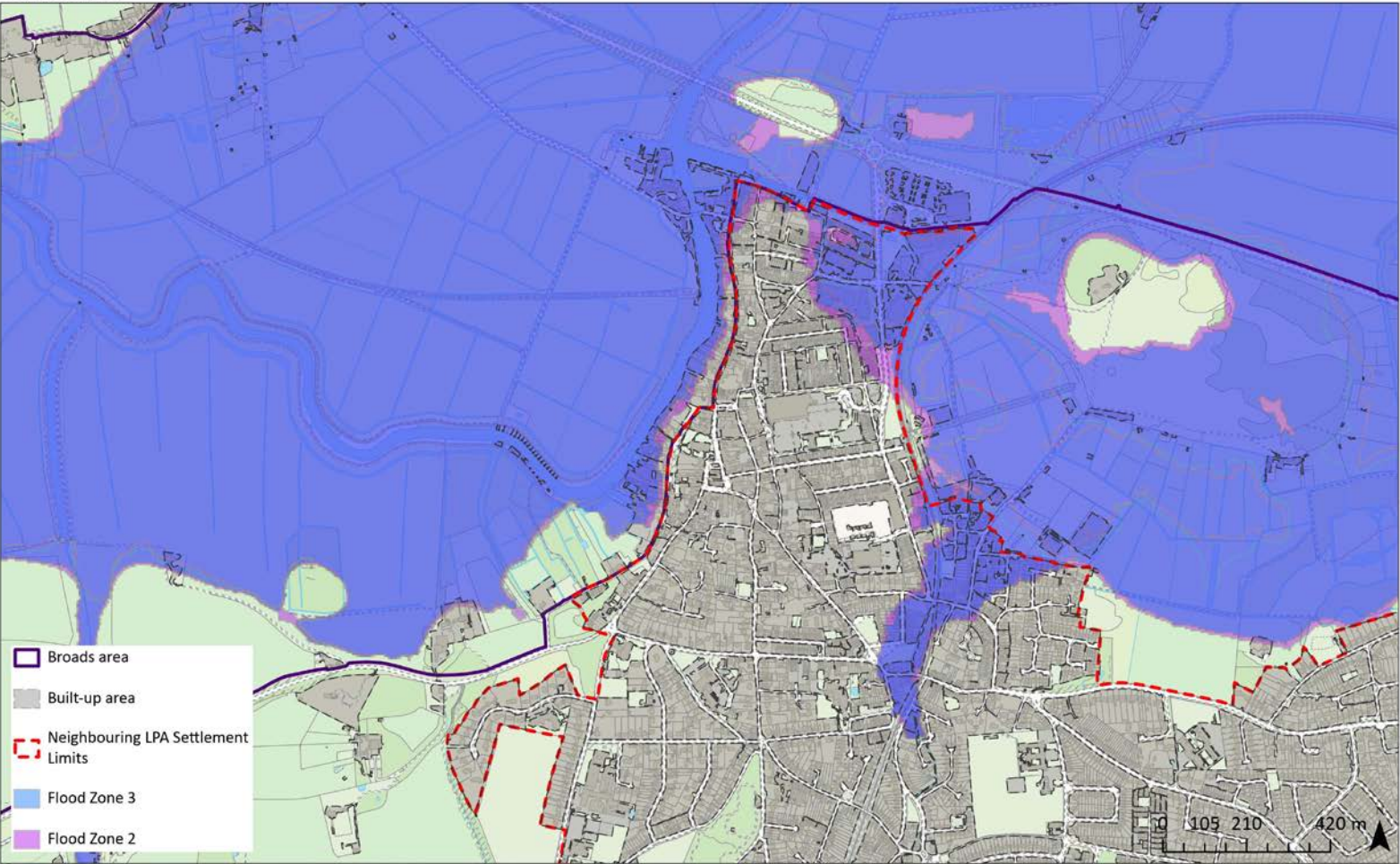
effects on the local landscape character. Development boundary is likely to be inappropriate.

- **Chedgrave and Loddon** – Given the SNDC allocation of 200 dwellings which will cause pressures on the adjacent Broads, there doesn't seem to be justification for introducing a development boundary.
- **Coltishall** - Quite sensitive having a conservation area etc. The settlement is well vegetated and a neat and simple contrast to the apparently unmanaged surrounding valley. It is a main land-based access point to the river valley and is a principal base for recreational boating activity. As such development boundary is likely to be inappropriate.
- **Horning** - Further built development would be likely to exacerbate existing problems such as drainage, Crabbett's Marsh, suburbanisation, and cause erosion of the area's landscape and nature conservation value.
- **Ludham – Womack** Water has special qualities which would be vulnerable to further development. Development boundary is likely to be inappropriate.
- **Neatishead** - Development boundary is likely to be inappropriate.
- **Norwich** – I assume policy NOR1 will be updated to reflect the East Norwich Masterplan [[East Norwich Masterplan | Norwich City Council](#)] and forthcoming SPD.
- **Oulton Broad** – No specific comments. Aware of the Pegasus development.
- **Potter Heigham Bridge** – The only suitable development on this particular site would need to be 'Water Compatible' such as boat yards etc. Development boundary is likely to be inappropriate.
- **Reedham** – Visual impacts of built development could detract from the perceived naturalness and tranquillity of the area. Development boundary is likely to be inappropriate.
- **Stalham Staithe** – agree that there may be potential for development, including residential moorings. Proximity of A149, settlement and large boatyards make this area less sensitive. Policy STA1 includes some landscape requirements which would help safeguard landscape character.
- **Thorpe St Andrew** – Development is unlikely to help reduce urbanising effects in this area and create a more effective transition from the urban environment to the open countryside.

- **Wroxham and Hoveton** – Existing development boundary probably fine – extending it would not seem appropriate given density of current development/activity and lack of open space.
- **The Broads’ Landscape Character Assessment** identifies areas that are classed as Settlement Fringe. Many of the locations above are identified as such. See also map Appendix A in Settlement Fringe Topic Paper: [Settlement-Fringe-Topic-Paper-Jan-2017.pdf \(broads-authority.gov.uk\)](https://broads-authority.gov.uk/sites/default/files/2017-01/Settlement-Fringe-Topic-Paper-Jan-2017.pdf)
- **Policy DM20:** *Protection and enhancement of settlement fringe landscape character* is useful in considering development in such areas. Clearly, we just need to be mindful that creating new development boundaries and extending existing ones should avoid potential friction between this policy and new development boundaries.

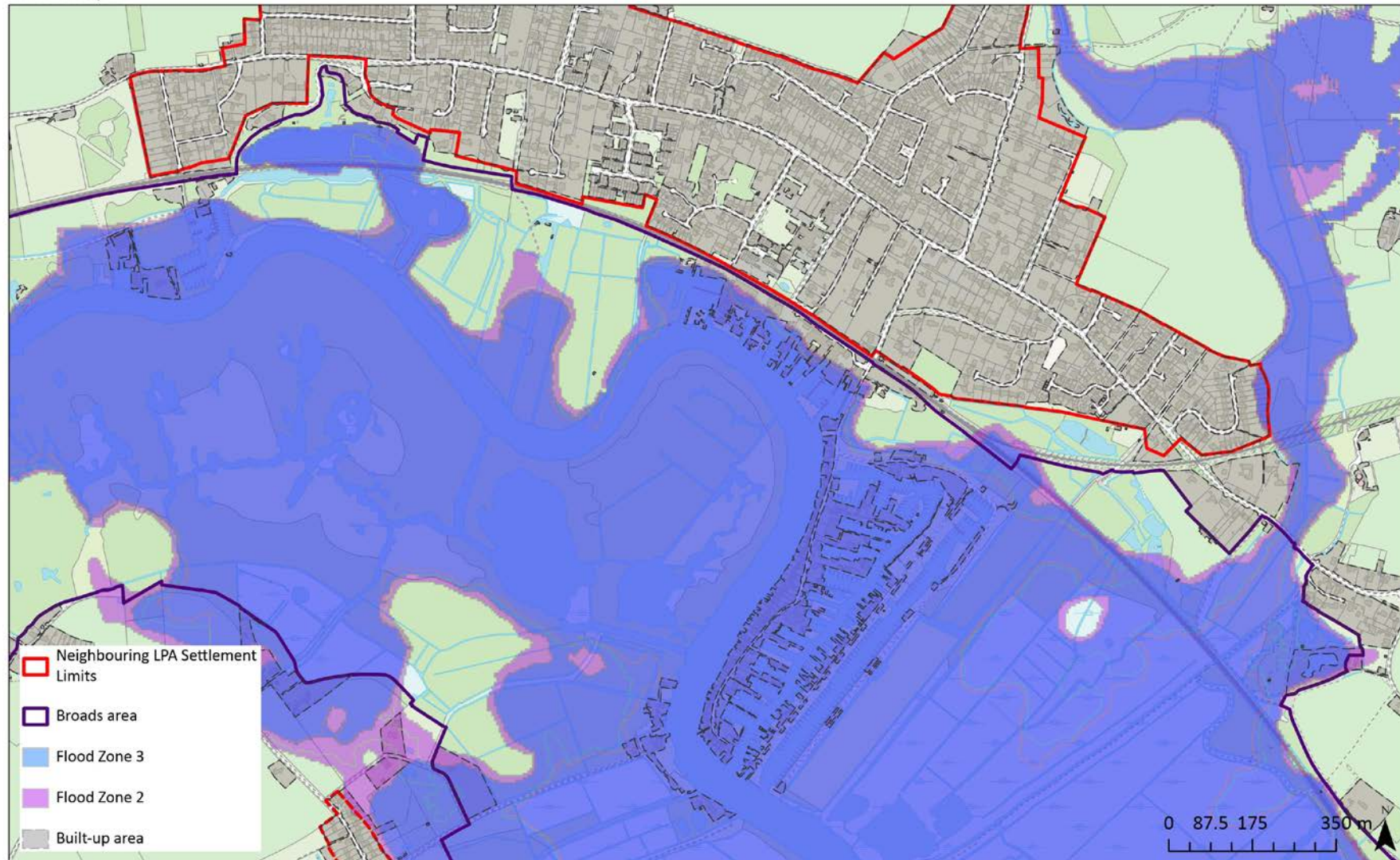
Appendix 2: Maps of settlements in the Broads with good access to services and facilities

Beccles
Scale: 1:12,000



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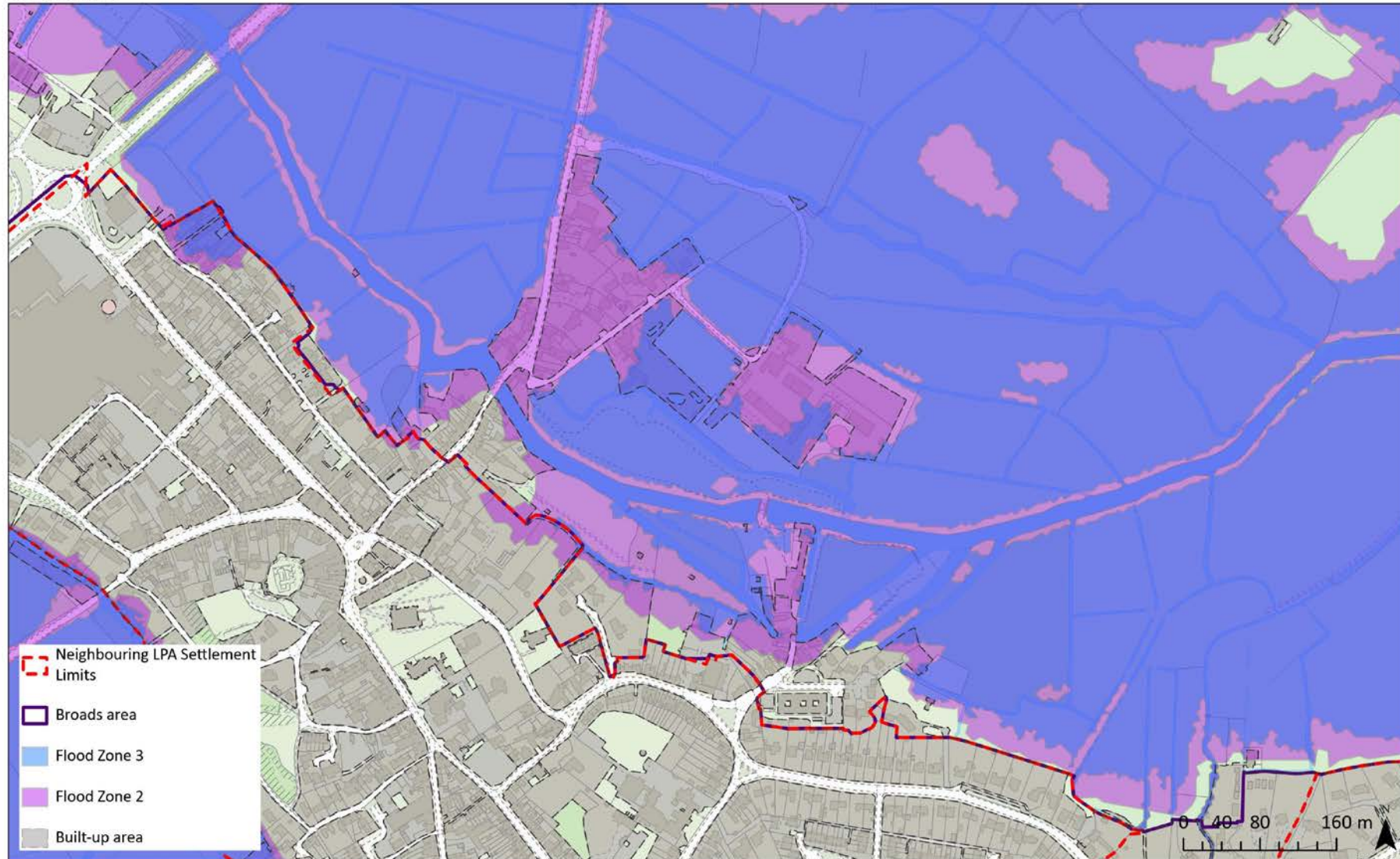
Brundall
Scale: 1:10,000



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Bungay

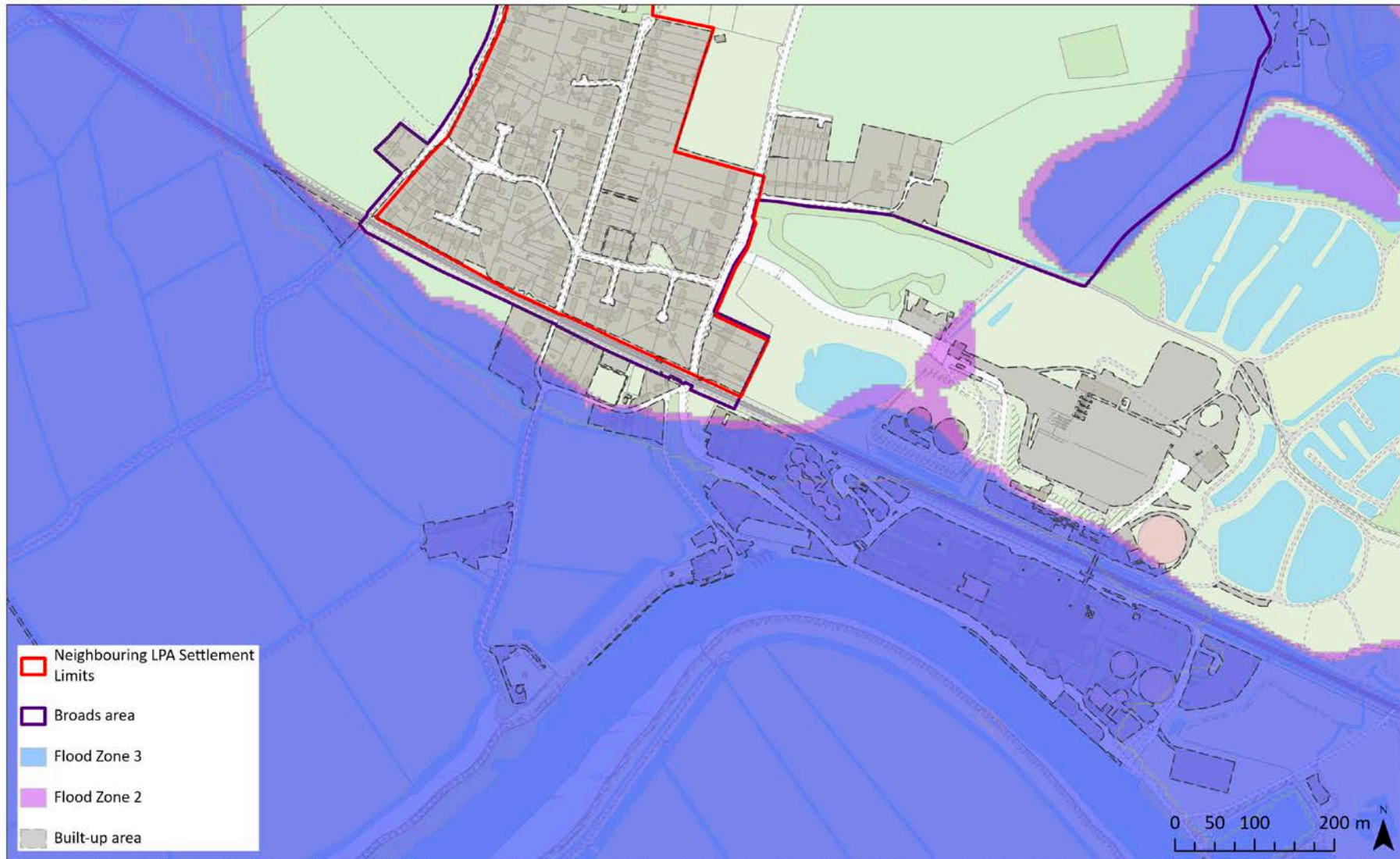
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Cantley

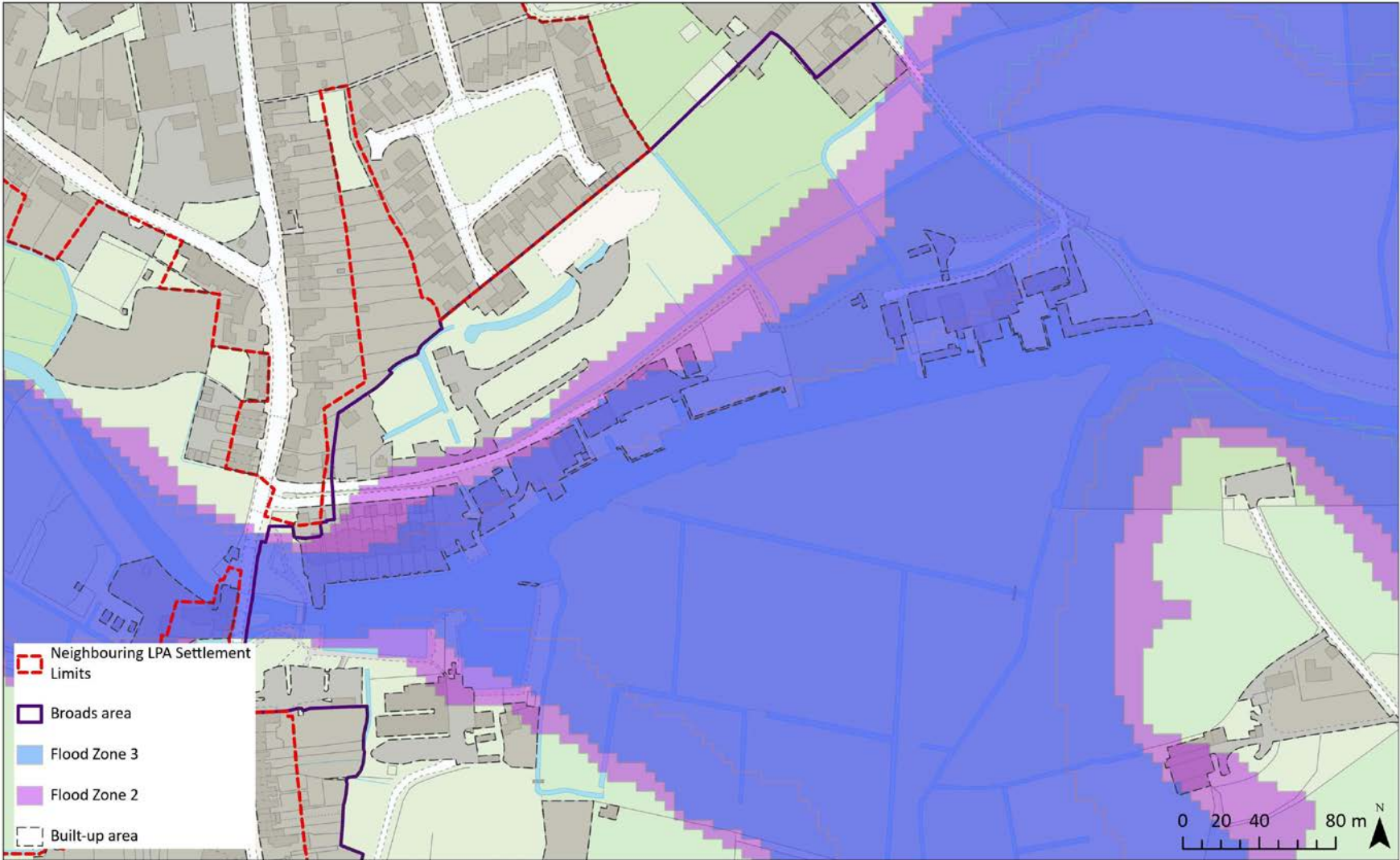
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Chedgrave

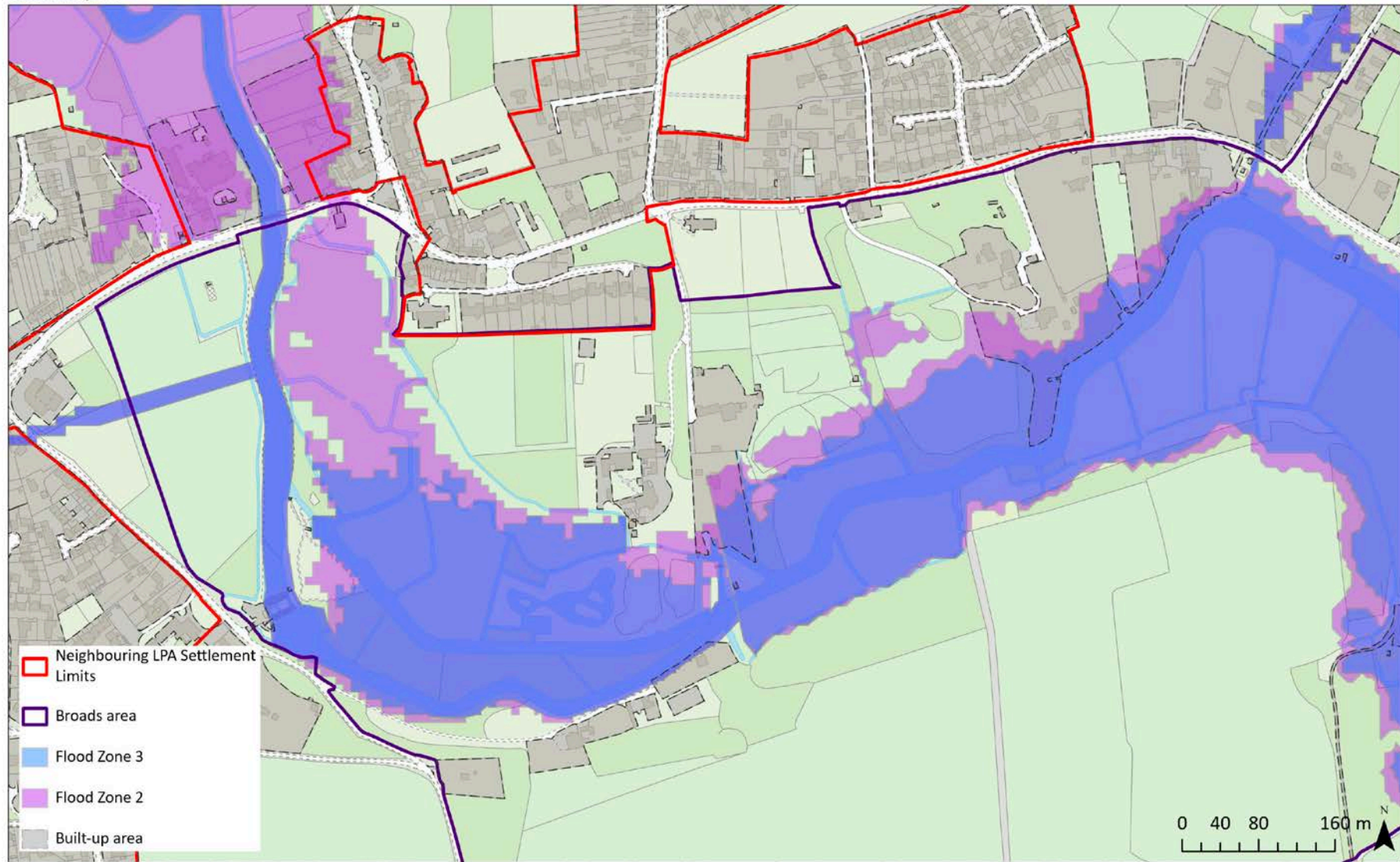
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Coltishall

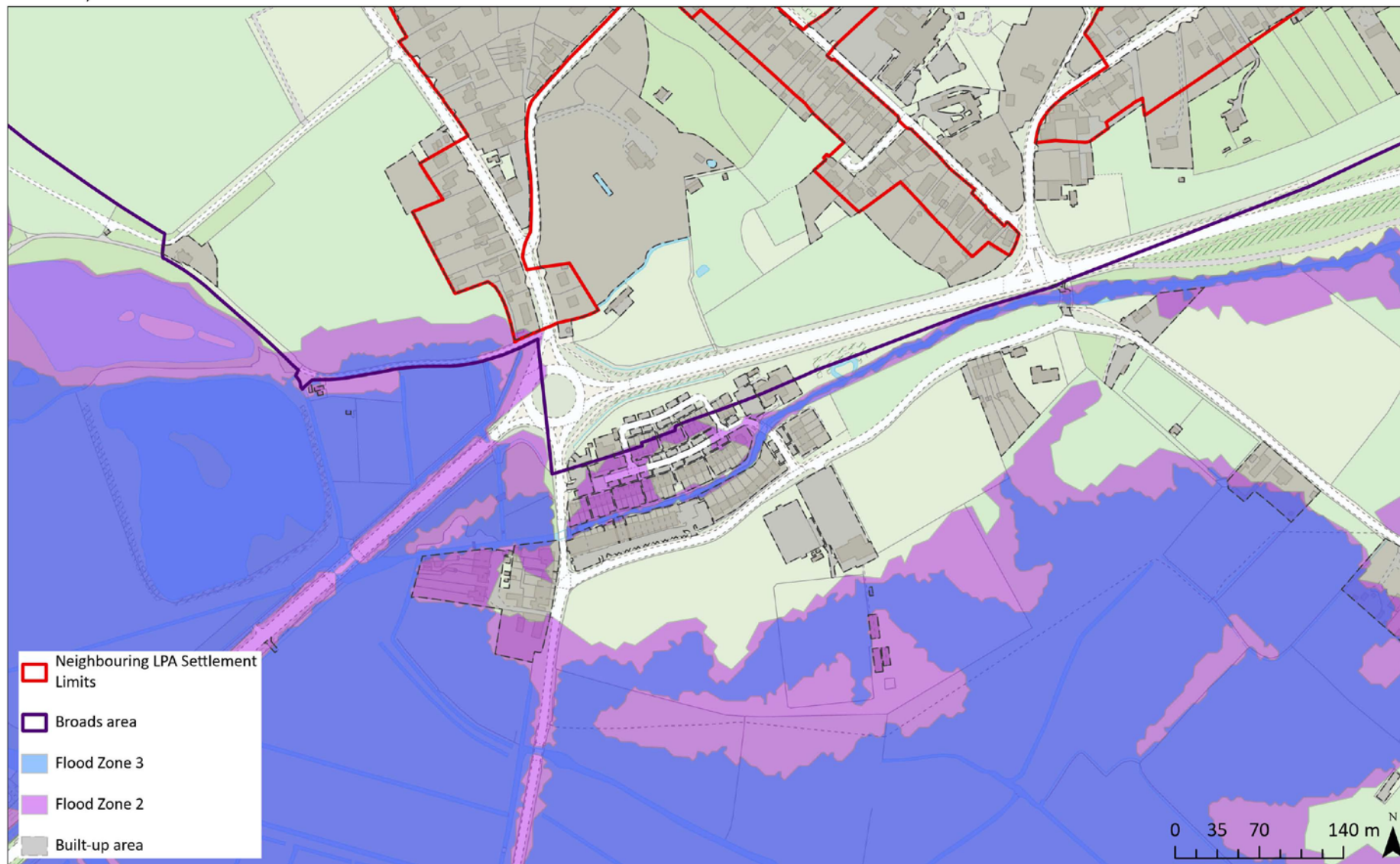
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Ditchingham

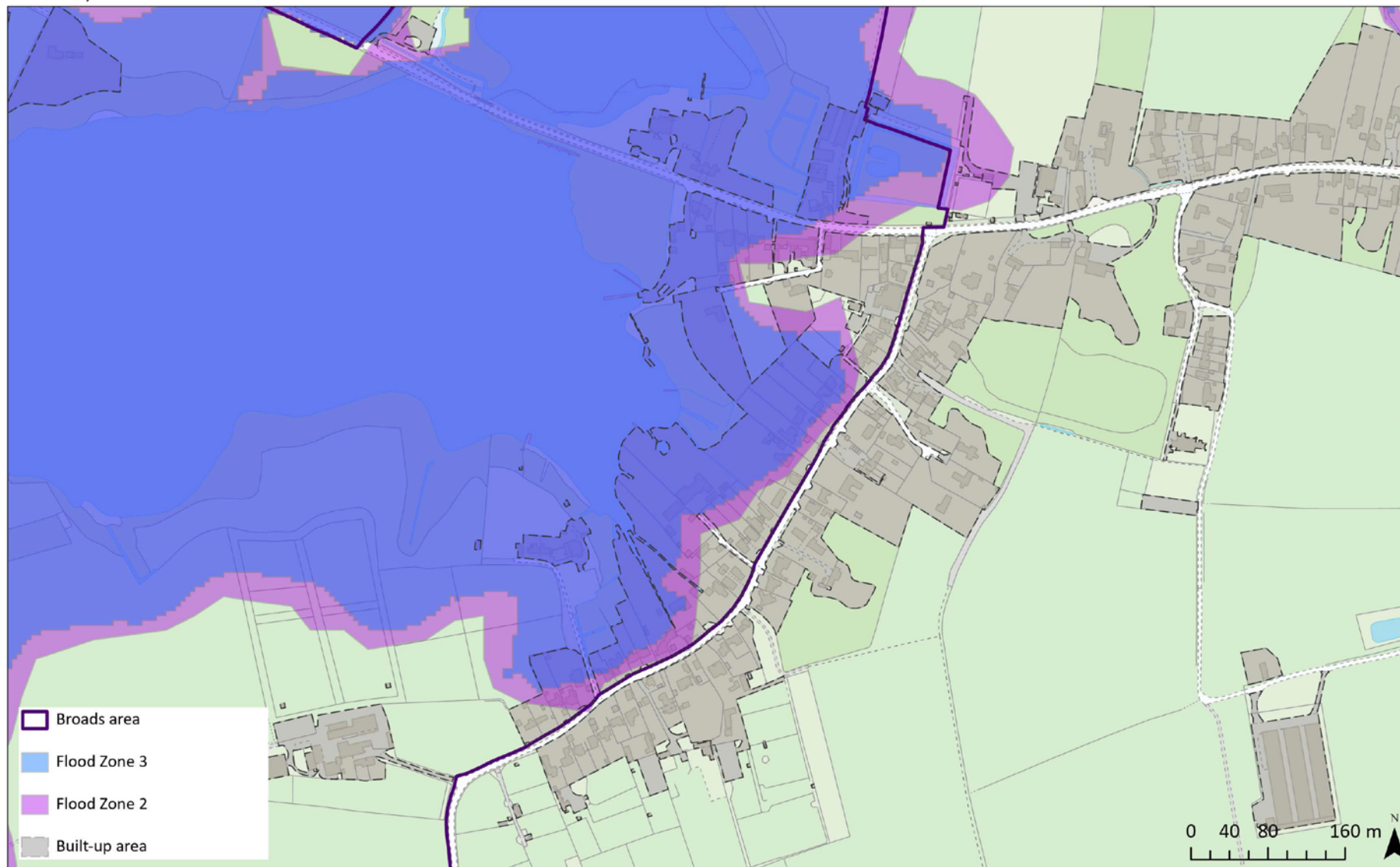
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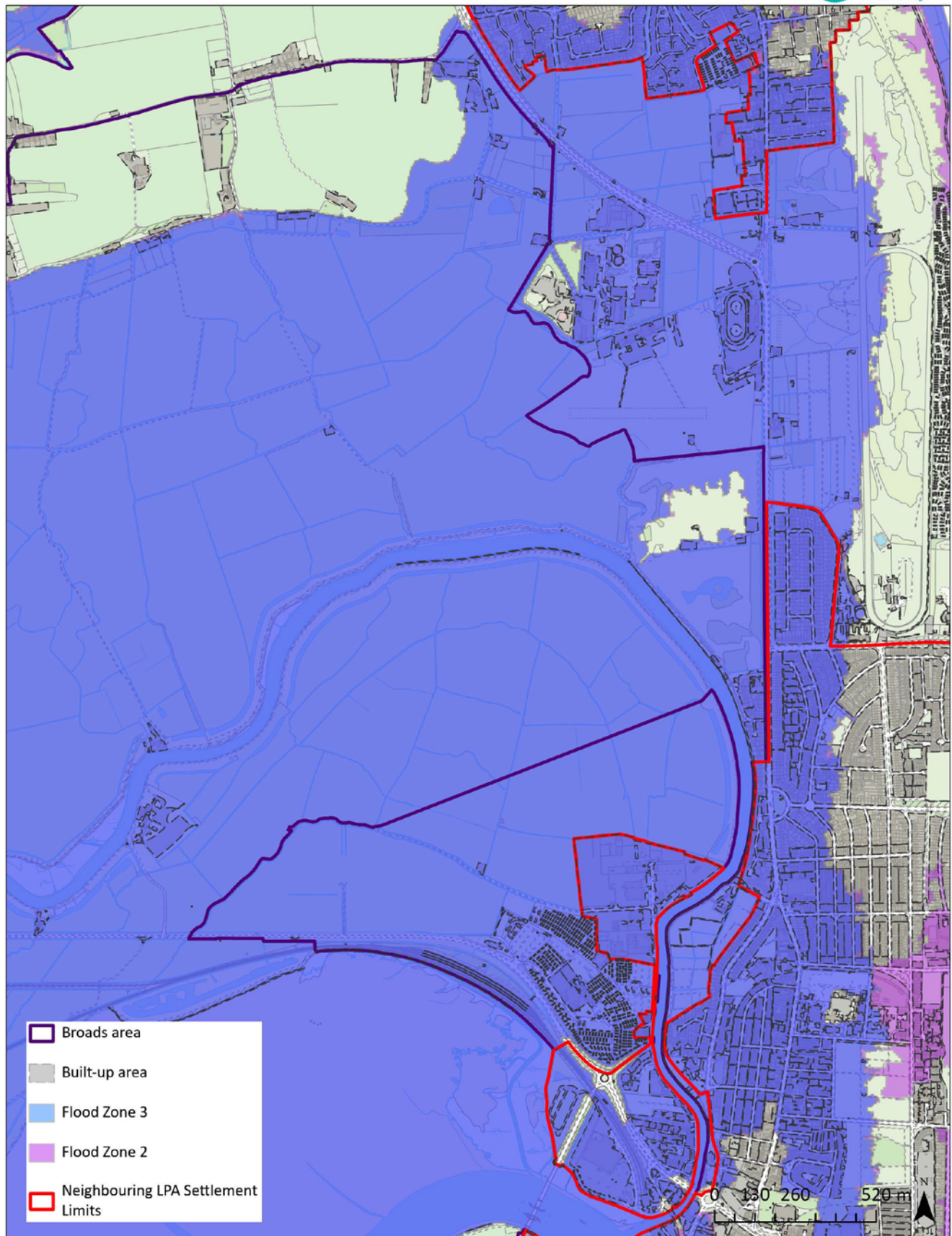
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Filby

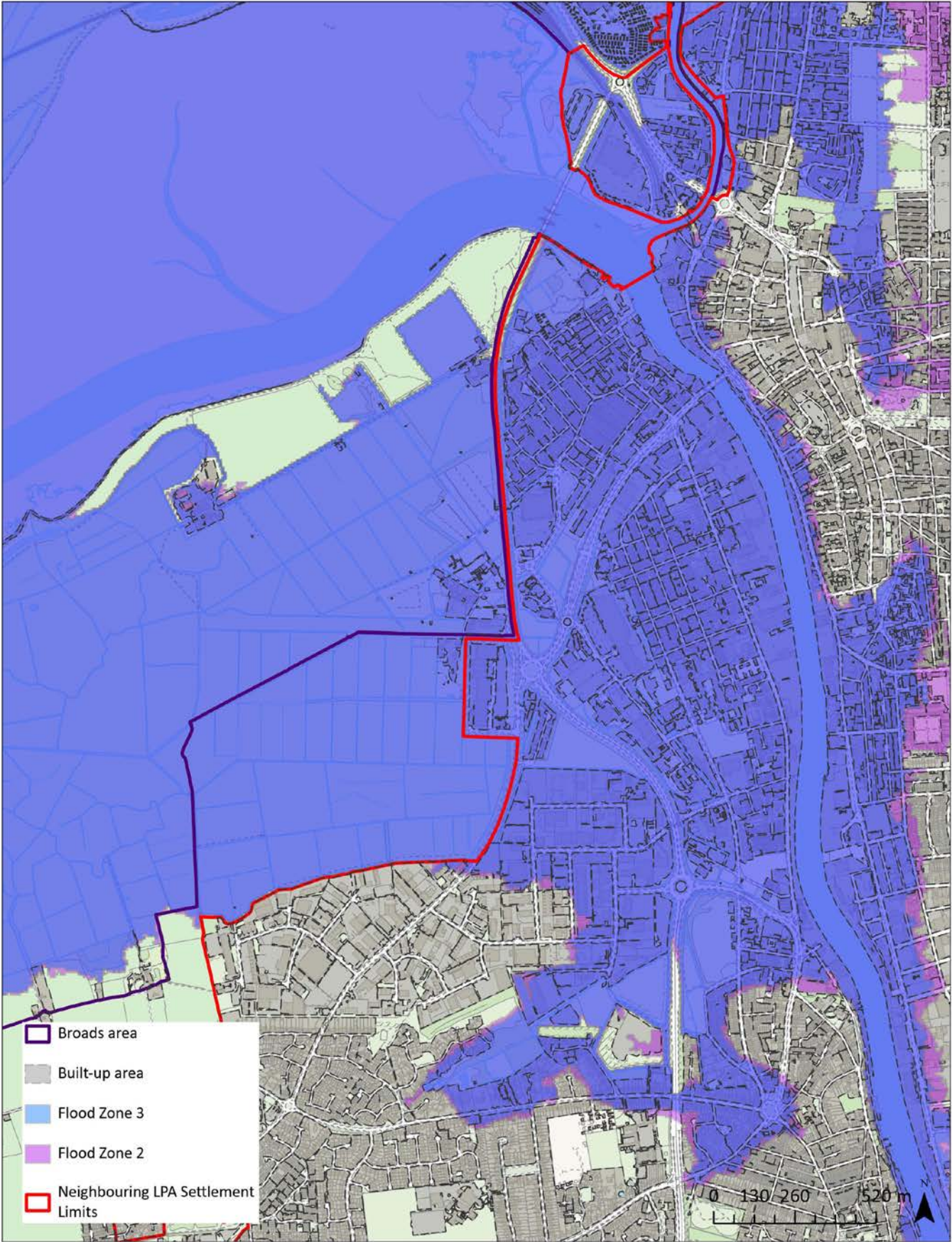
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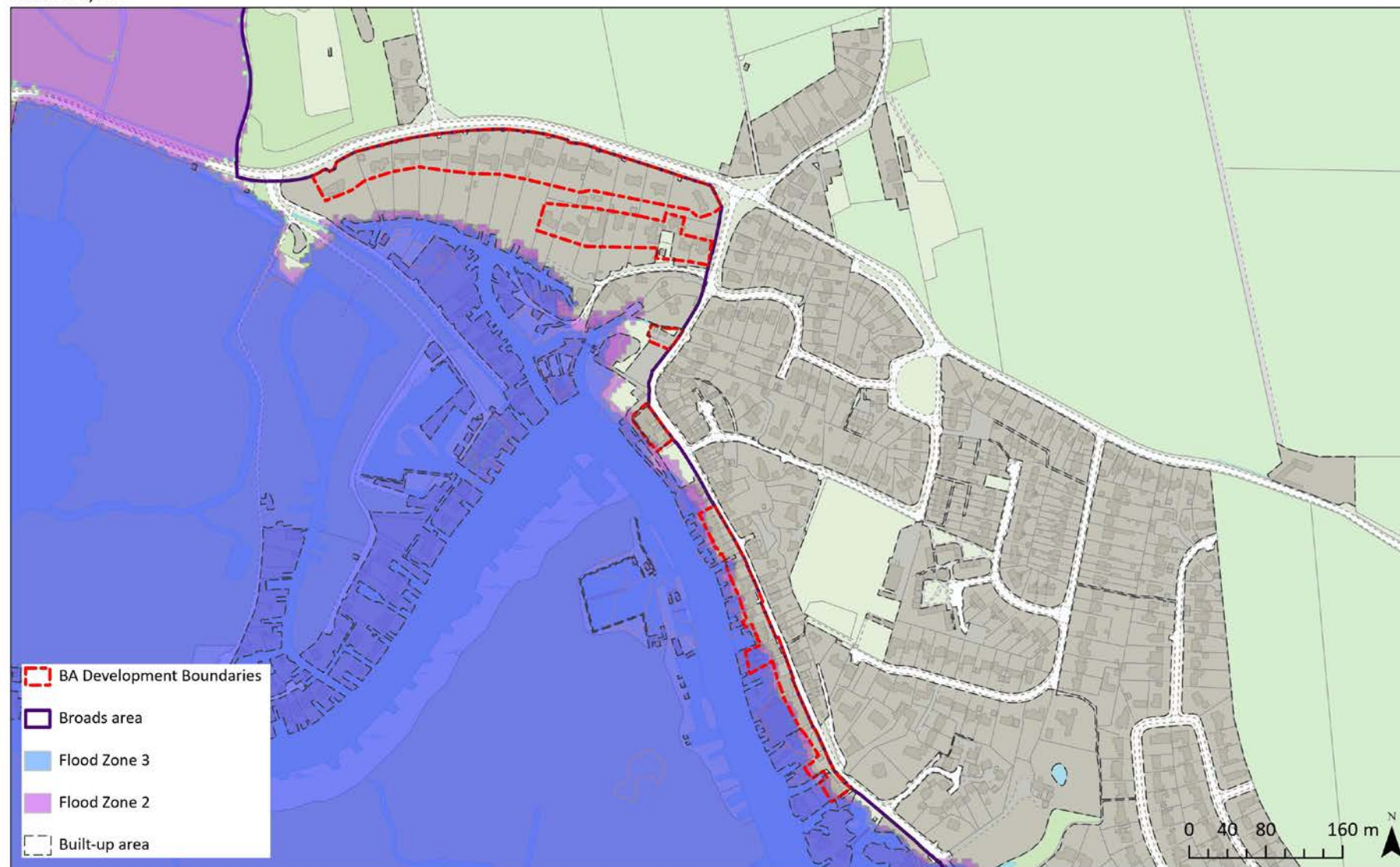
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Horning

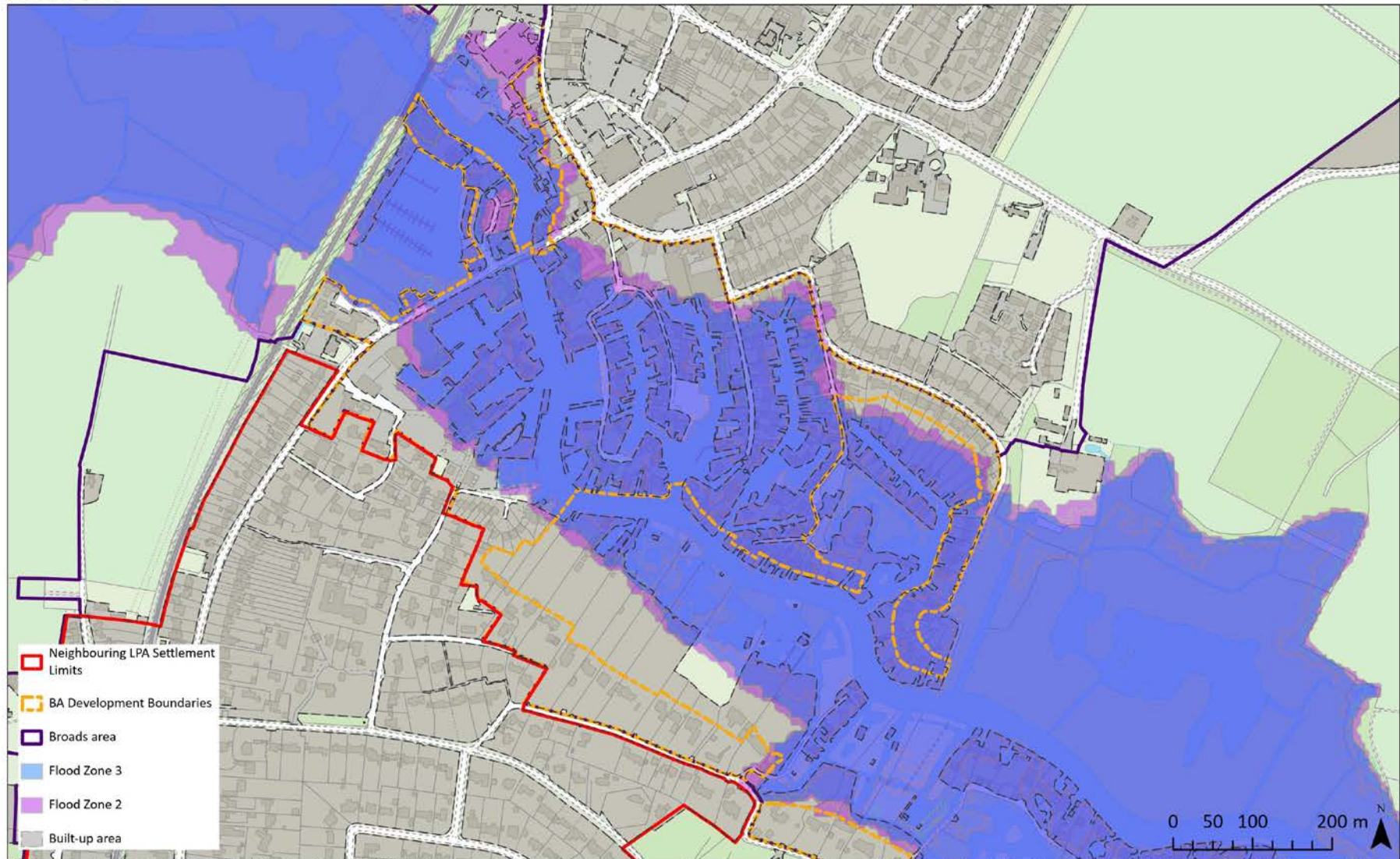
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Hoveton & Wroxham

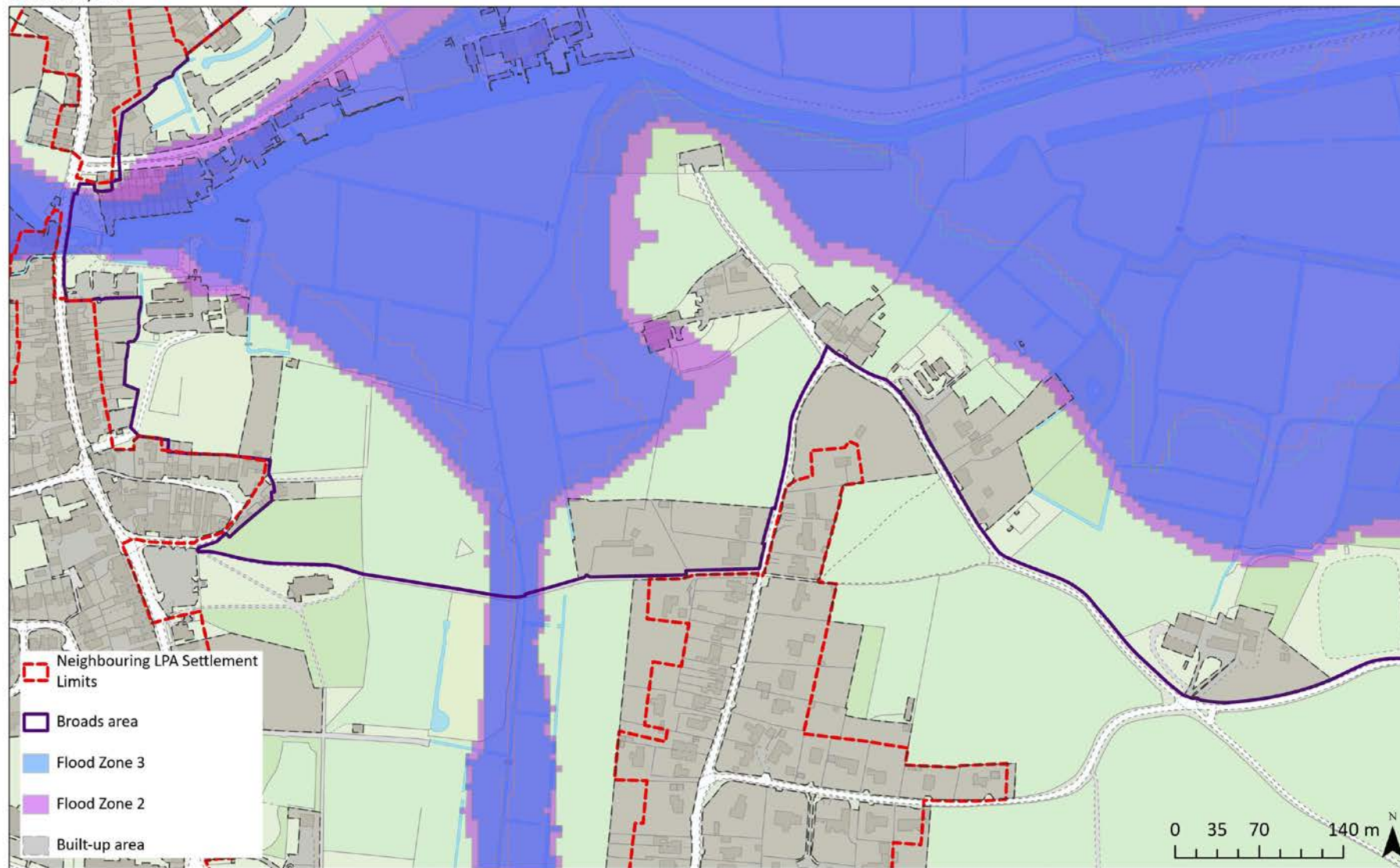
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Loddon

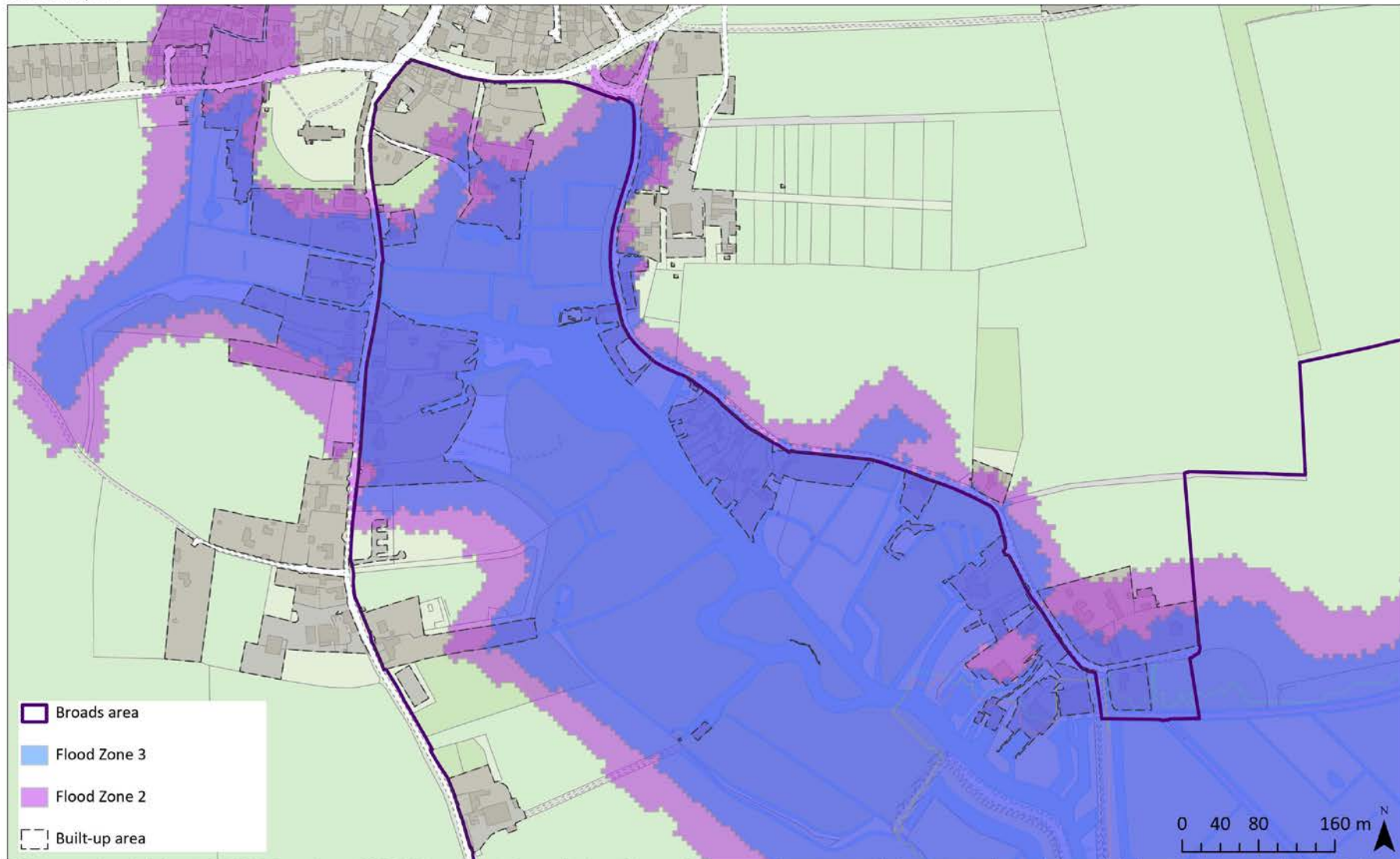
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Ludham

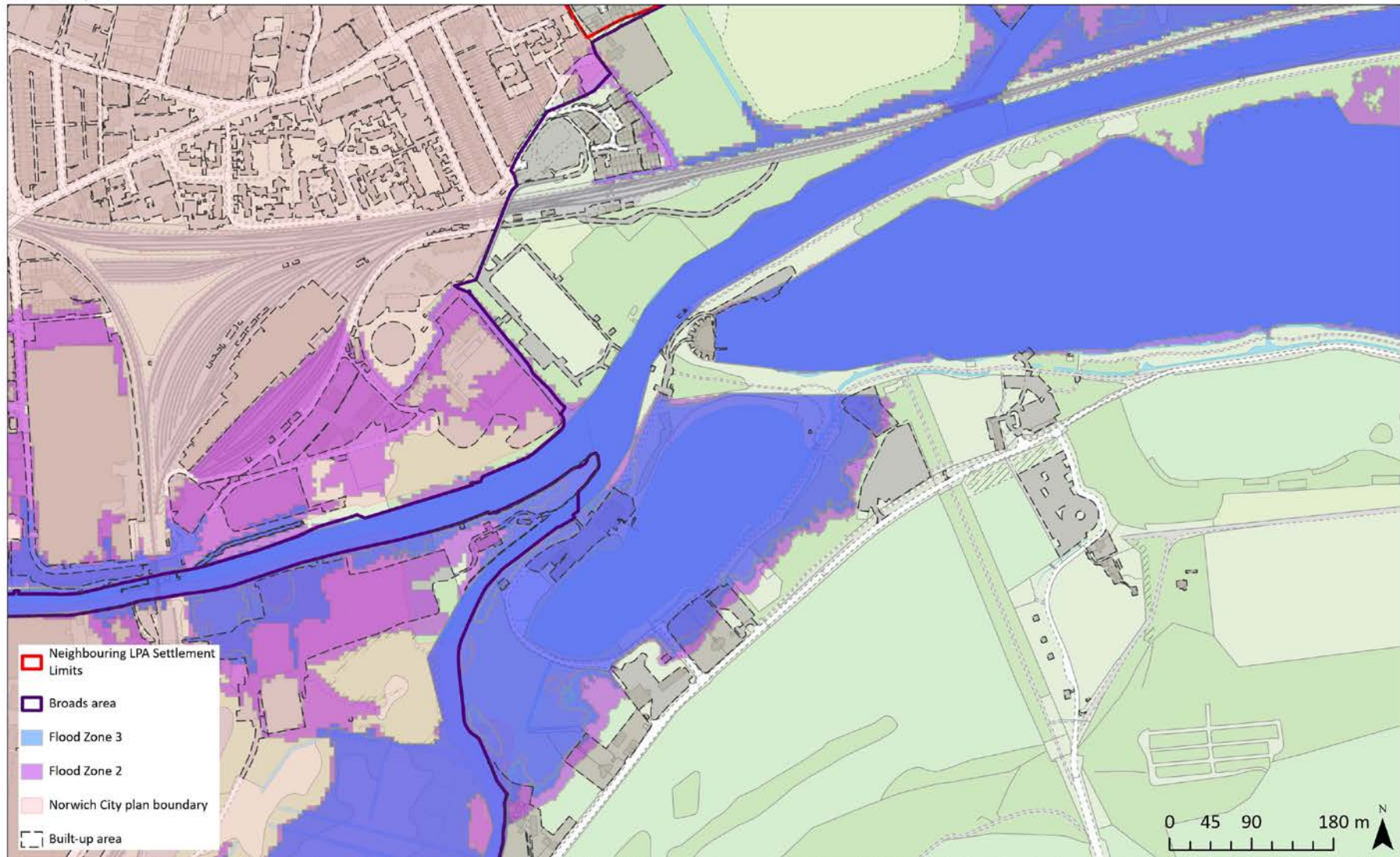
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Norwich

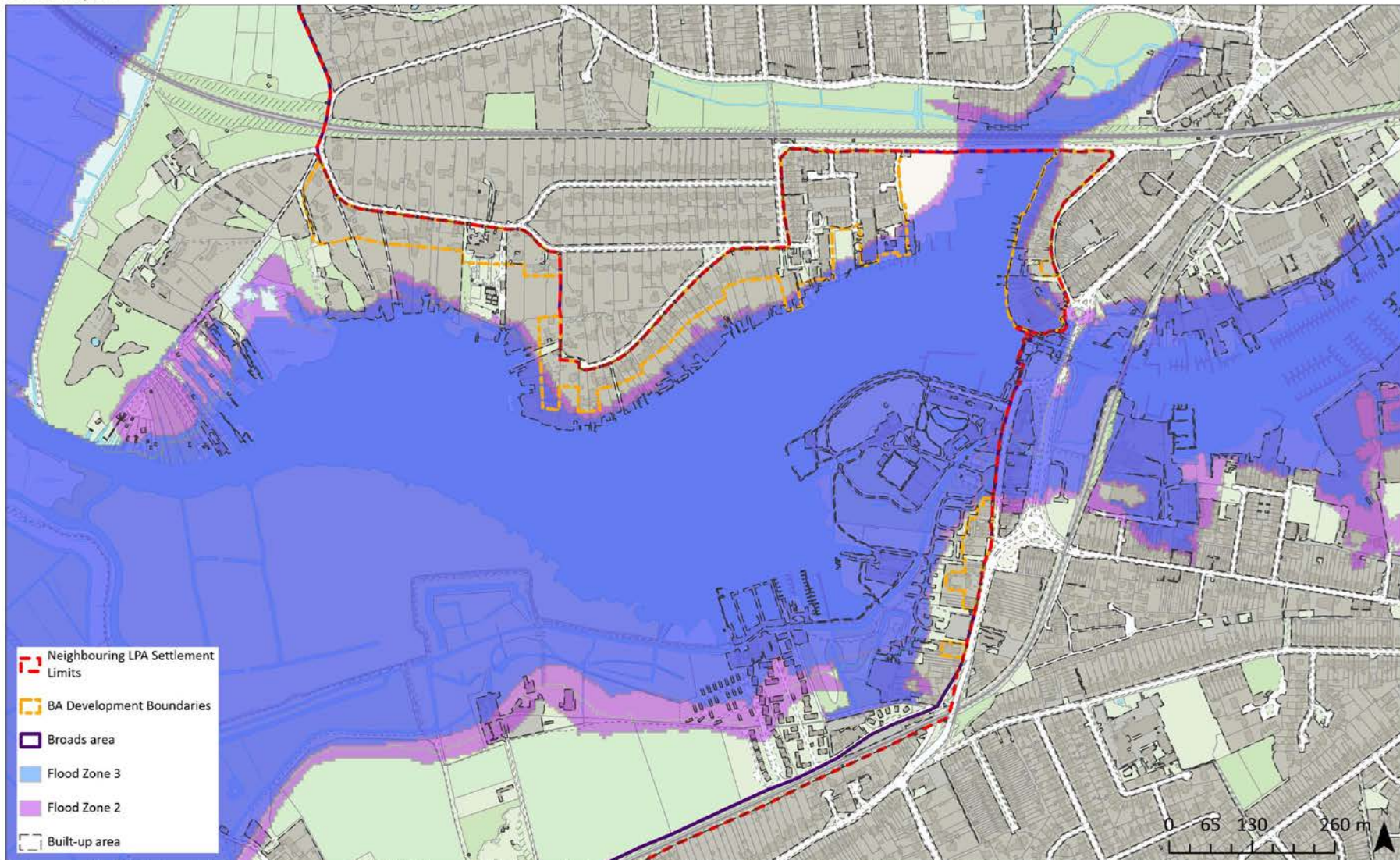
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Oulton Broad

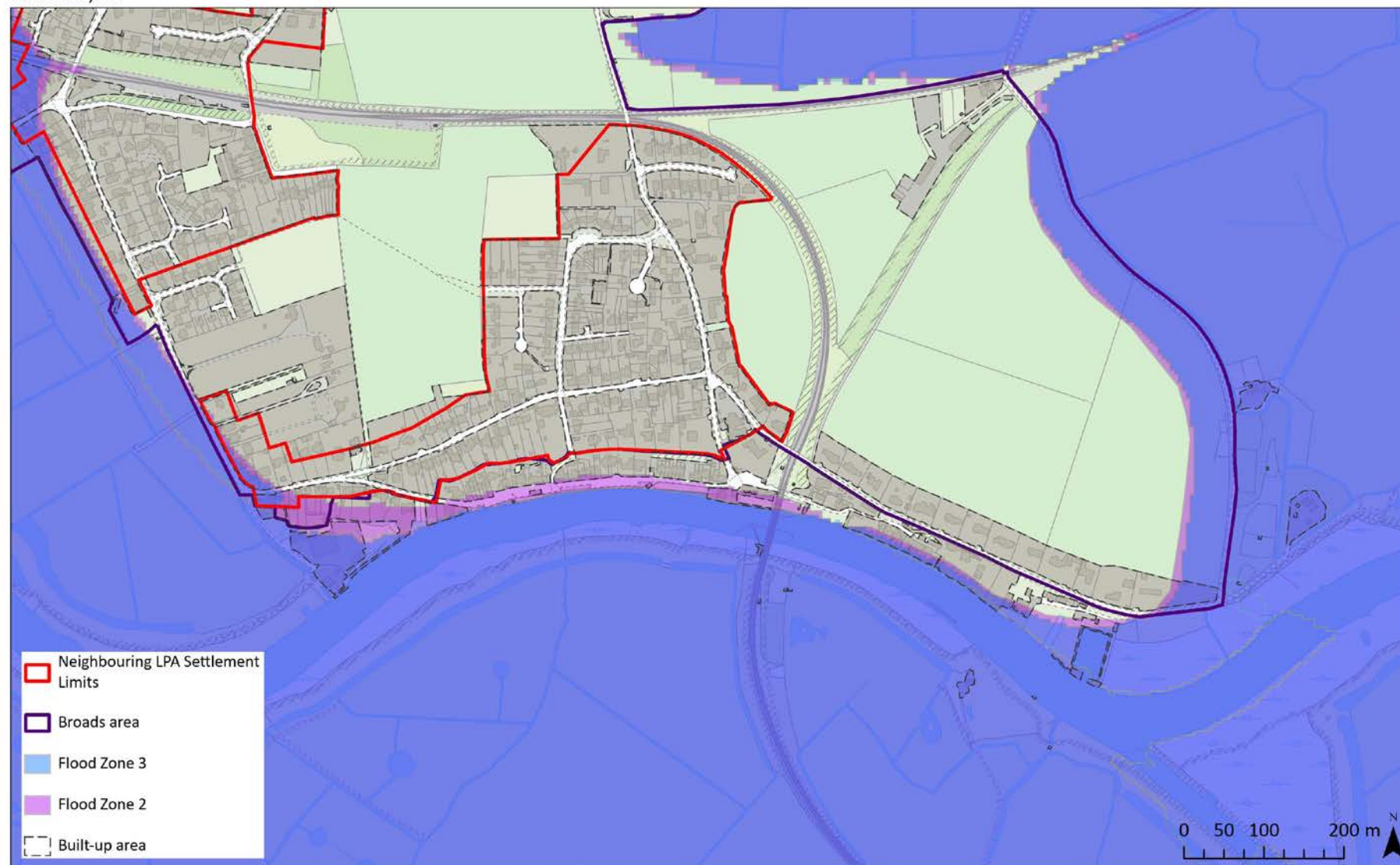
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Reedham

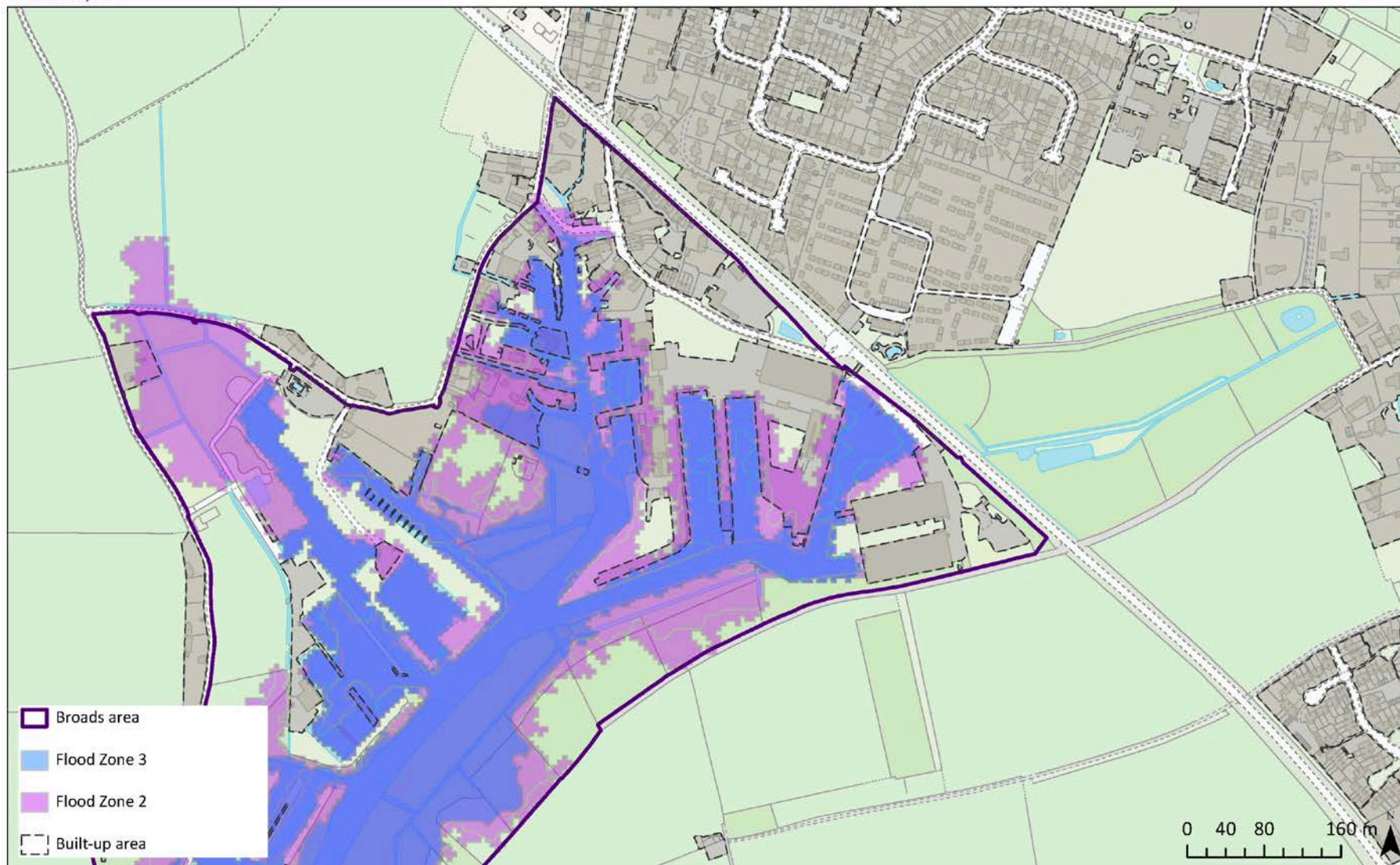
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Stalham

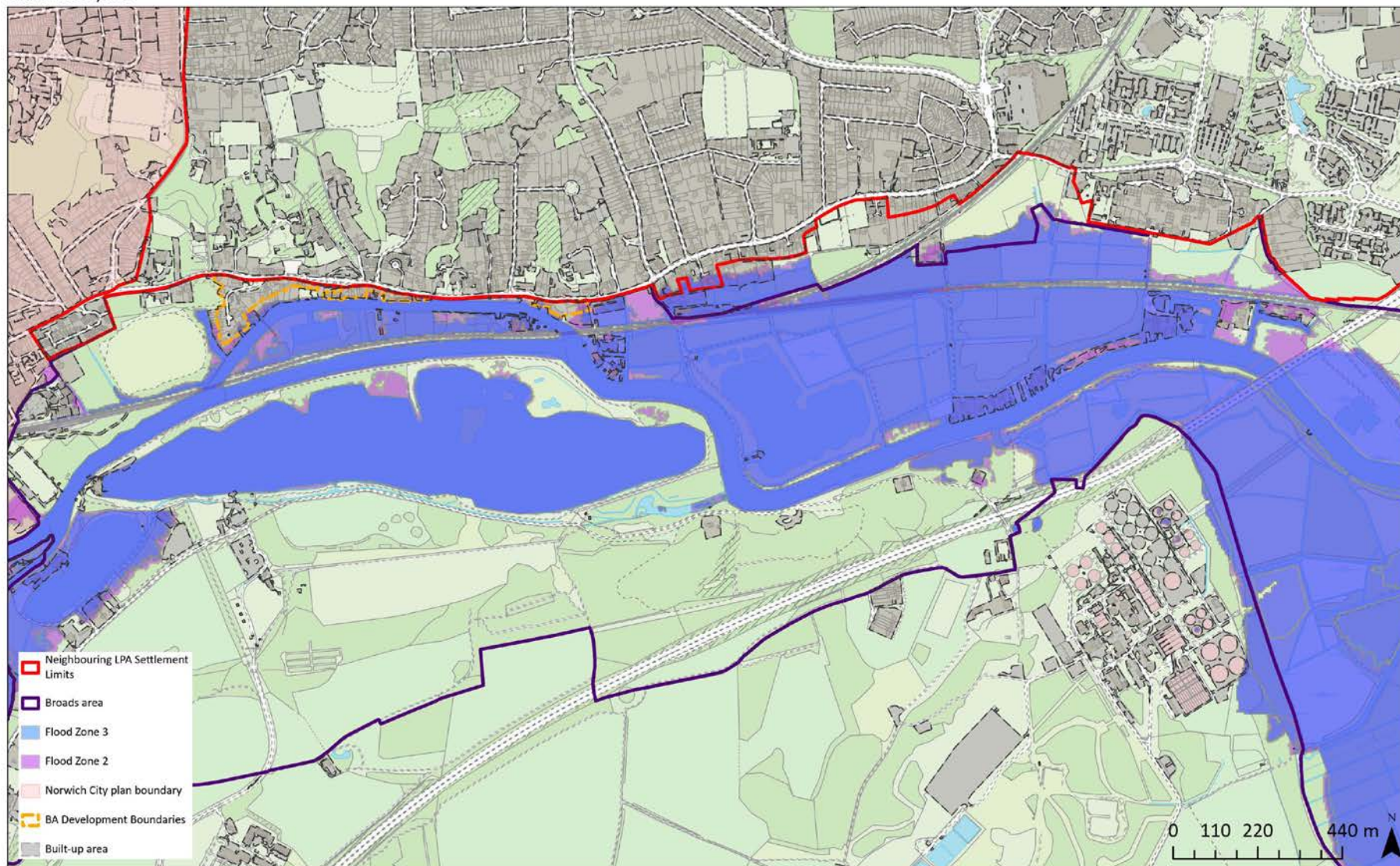
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Thorpe St Andrew

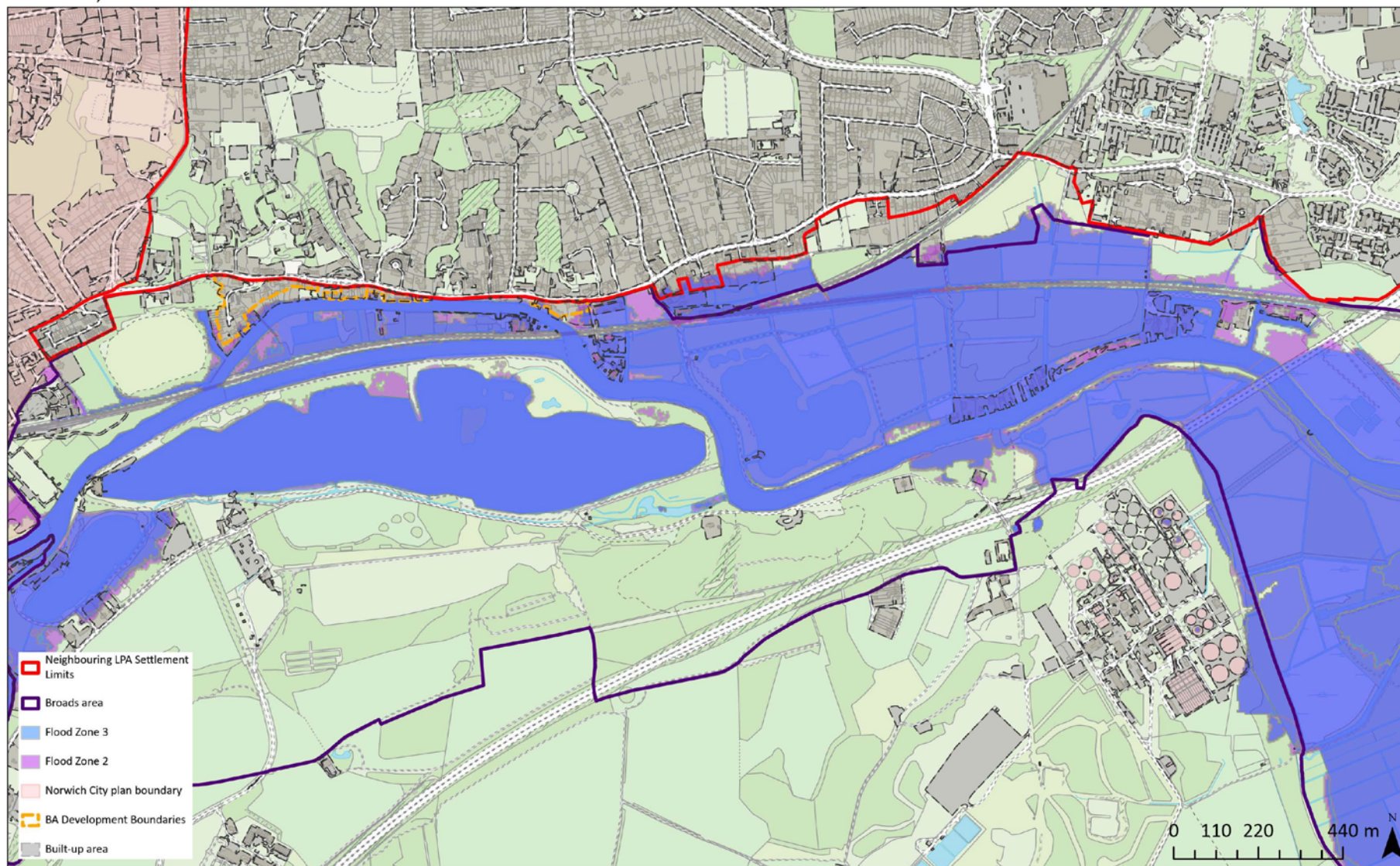
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Thorpe St Andrew

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Planning Committee

01 April 2022

Agenda item number 11

Biodiversity Net Gain- consultation

Report by Planning Policy Officer

Summary

The Government is consulting on the details of Biodiversity Net Gain. This report outlines the key points and some commentary on implications for the Broads.

Recommendation

That the report be noted.

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1. Introduction

- 1.1. The government has published a [consultation](#) setting out how its new Biodiversity Net Gain (BNG) requirement could work.
- 1.2. The BNG requirement was introduced in the Environment Act, which [was passed last November](#), and is set to become mandatory in November 2023.
- 1.3. It will require developers to demonstrate how they will bring about a minimum 10% increase in biodiversity in order to obtain planning permission for their projects. Under the Act, the necessary habitat enhancement will be paid for by the developer and must be guaranteed to endure for 30 years.
- 1.4. This report is for information only. It summarises the main elements of Biodiversity Net Gain. The summary that follows is taken from two sources:
 - [10 key points from Defra's latest BNG consultation - Farmers Weekly \(fwi.co.uk\)](#)

- [20 things you need to know about the government's biodiversity net gain consultation | Planning Resource](#) (access via registration).

2. Key points from the consultation

- 2.1. There are two types of development where BNG will apply: residential and commercial developments for which planning permission is required under the Town and Country Planning Act 1990, and Nationally Significant Infrastructure Projects (NSIPs) consented under the Planning Act 2008.
- 2.2. The biodiversity gains and losses resulting from a development will be measured in “biodiversity units”, using a metric which uses habitats as a proxy for biodiversity and calculates units by taking account of the type, extent and condition of habitats. Natural England has recently published [biodiversity metric 3.0](#) which, subject to further consultation, is expected to be the metric generally used. However, a simplified metric may be used for developments on [small sites](#), which are defined as those of fewer than 10 residential units or an area of less than 0.5ha for other types of development. The Small Sites Metric is likely to be the metric mainly used at the Broads Authority.
- 2.3. Developers will be able to deliver biodiversity gains on-site, off-site, or by purchasing biodiversity units on the market. However, policy and guidance will encourage off-site biodiversity gains to be delivered locally to the development site.
- 2.4. Off-site biodiversity gain sites must be maintained for at least 30 years after the completion of the works to create or enhance the habitat. To count towards a development’s net gain requirement, the site must be secured through a conservation covenant or planning obligation to ensure that habitats are maintained even if the land is sold.
- 2.5. Market analysis estimates that there could be annual demand for around 6,200 off-site biodiversity units with a market value in the region of £135m, based on a unit price of between £20,000 and £25,000.
- 2.6. Applications from householders are likely to be exempt from the requirement to deliver 10% BNG, as will those where it can be shown that a development affects an area of habitat below a certain level. However, the government has changed its mind on exempting some brownfield sites and these are likely to be included.
- 2.7. A developer will need to submit a biodiversity gain plan to the relevant planning authority which sets out how the BNG will be achieved. The plan will need to be approved before development can start. Certain core biodiversity gain information will also need to be provided with the application for planning permission.
- 2.8. The government has said it is minded to allow landowners who want to make land available for BNG to be able to stack payments from the delivery of other environmental services on the same land parcel, provided they are paying for distinct additional outcomes.

- 2.9. The government is proposing dropping previously-considered exemptions for developments on brownfield land, in conservation areas or in national parks. Plans had been suggested in previous consultations to introduce exemptions for brownfield sites that "meet set criteria", for temporary permissions and for "developments for which permitted development rights are not applicable due to their location in conservation areas or national parks". But the consultation document issued on 10 March 2022 said these proposals have now been dropped. The proposal to exempt certain developments on brownfield land would, the government said, "deliver little added benefit and would greatly complicate the requirement's scope for developers and planning authorities alike". In addition, "many brownfield sites offer significant potential for achieving biodiversity net gain as they often have a low pre-development biodiversity value".
- 2.10. However, additional exemptions are being considered, the document states, for the "creation of biodiversity gain sites" and for self-build and custom housebuilding. The consultation document states: "The UK government will not introduce broad exemptions from delivering biodiversity net gain, beyond those exemptions already proposed for permitted development and householder applications such as extensions. The UK government will instead introduce exemptions for the most constrained types of development which do not result in substantive habitat losses." For self-build and custom build, the consultation says the government does not see a clear need for net gain for such schemes "because these developments are often particularly ambitious in wider sustainability terms (such as climate change mitigation), and many of these developments will be small in scale so may be subject to other exemptions and process easements".
- 2.11. Development occurring within designated sites such as Sites of Special Scientific Interest, Special Areas of Conservation, Special Protection Areas and Marine Conservation Zones will not be exempt from net gain. "The biodiversity net gain requirement is ... additional to any existing legal or policy requirements for statutory protected areas and their features, including restoration and conservation of designated features and the achievement of favourable conservation status and favourable condition. These requirements will need to be dealt with separately by the developer and planning authority," the document states.
- 2.12. The government wants net gains to be delivered quickly. The document states: "We propose that on-site biodiversity gains should be secured for delivery within 12 months of the development being commenced or, where not possible, before occupation. A clear timeframe for delivery should be reflected in any planning conditions, obligations or covenants which secure on-site gains. Any longer delay in creation must be reflected in the biodiversity metric calculation, meaning that a lower number of biodiversity units is generated. This will mean that long delays to the delivery of habitats would require more enhancement to be done, usually at greater cost."

- 2.13. Net gain requirements will come into effect in November 2023, but the consultation flags that the National Planning Policy Framework "already encourages net gains for biodiversity when drawing up plan policies and making planning decisions." However, the consultation asks for responses on the creation of a "slightly extended transition period" of up to 12 months for developments on small sites. It says the move "could smooth the increase in biodiversity gain plans that planning authorities need to approve and give the wider sector the chance to become more familiar with the approach before applying it to minor development".
- 2.14. DEFRA says that it intends to use secondary legislation to remove development on 'irreplaceable habitats' from the scope of the requirement for net gain. It explains this is because irreplaceable habitat has such a high biodiversity value, and the ability to mitigate it is so difficult, that meeting the biodiversity gain objective "could be impossible". However, when a development results in losses of both irreplaceable and non-irreplaceable habitat, the government says that the BNG requirement will still apply to any affected non-irreplaceable habitat. DEFRA says it will publish "short supporting guidance on what constitutes irreplaceability and a set of principles to guide the implementation of bespoke compensation approaches. This compensation should be informed by appropriate ecological expertise and we expect that this would typically exceed the requirements that would be set through biodiversity net gain."
- 2.15. Applicants will be able to submit a "biodiversity gain plan" as part of their planning applications, setting out in detail information on a range of areas including the existing biodiversity on the proposed site and the proposed enhancements, and any proposed off-site enhancements. "The purpose of the biodiversity gain plan is to provide a clear and consistent document with which a developer can demonstrate their biodiversity net gain and a planning authority can check whether the proposals meet the biodiversity gain objective," it says. Such plans will have to be signed off by the planning authority before development can start. The document includes a draft biodiversity gain plan template. Biodiversity gain plans will be able to be submitted with a planning application or after planning permission is granted, but before commencement of development. However, all planning applications will have to include "certain core biodiversity gain information" at the application stage, the consultation says. This will include the pre-development biodiversity value of the proposed site, and any steps taken to minimise adverse biodiversity impacts.
- 2.16. For applications for outline planning permission and permissions that allow development in phases, there will be "additional requirements for the biodiversity gain information to be submitted with the application," the consultation says. This would include detail on "how biodiversity net gain delivery will be tracked on a phase-to-phase basis, including the target percentage gains to be delivered at each stage. For most phased developments, we intend to state in guidance that biodiversity gains should be 'frontloaded' into earlier stages."

- 2.17. Councils will be allowed to aim higher than a 10% net gain. The document states: "It remains the UK government's intention to continue to allow higher percentage targets to be set by planning authorities at a local or site level. Any higher target should be made clear at an early stage in the planning or development process and careful consideration should be given to the feasibility and achievability of any requirements above 10%, which can have significant impacts on the costs of developing a site."
- 2.18. Any biodiversity losses which cannot be mitigated on-site will have to be delivered off-site, either on a developer's "own land or by purchasing biodiversity units on the market". The government says it is not proposing to establish a centralised trading platform for biodiversity units, or "to take on other roles which could be performed by the private sector or other third parties, such as brokering". It adds: "Work is ongoing to develop our approach to regulating the biodiversity unit market, as part of broader ongoing work on environmental markets."
- 2.19. The government wants to encourage "habitat banking". It says this would see habitats specifically created in order for the resulting habitat units to be sold "when needed by developers". It says: "We recognise the benefits that habitat banking offers for biodiversity net gain and are considering how the UK Government can best support this approach. Access to finance will be critical for habitat banking, and the UK Government is already offering investment-readiness support through the Natural Environment Investment Readiness Fund."
- 2.20. Planning authorities "will be able to sell biodiversity units from their own land or act as a broker for third party units". But the consultation adds: "Where planning authorities choose to participate in the market, they will be expected to manage any associated conflicts of interest and will need to comply with the same rules and requirements that apply to other biodiversity unit suppliers."
- 2.21. The consultation confirms the government intention "to establish a publicly available register of off-site gains, with clear criteria in place to ensure these sites are providing legitimate gains for biodiversity". It also commits to working with "stakeholders to design the register in a way that allows local communities to access information on habitat sites being delivered and for these sites to be tracked and monitored over time. This will allow for scrutiny of outcomes and will help avoid double counting of biodiversity gains."
- 2.22. The consultation says the government "will be clear that planning authorities should set any specific and proportionate monitoring requirements as part of planning conditions and obligations used to secure off-site or significant on-site habitat enhancements". It says that "where enhancements are secured with conservation covenants, the responsible body should ensure that appropriate monitoring proposals are also secured. It will be the landowner or developer's responsibility to ensure monitoring and reporting obligations are fulfilled, or adequately delegated to another body (with necessary funding), to the specifications set out in the biodiversity gain plan."

- 2.23. The consultation says that "failure to deliver, or attempt to deliver, biodiversity net gain outcomes which are secured with conditions or limitations (subject to which planning permission is granted) can result in enforcement action by the planning authority. Planning authorities have a range of existing planning enforcement tools at their disposal, and the Environment Act includes mechanisms to ensure commitments through conservation covenants are adhered to."
- 2.24. Alongside the consultation, the government has announced a new funding pot of £4 million to help local planning authorities and other local authorities with what it calls "planning oversight" to prepare for BNG. The government statement said the funding would help local authorities "expand ecologist resource and upskill ecologist teams, increasing their capacity to work with developers and communities to provide biodiversity gains by helping restore wildlife, plants and landscapes after building work has taken place". It said this work could take place on the development site, elsewhere in the local area or, if neither option is possible, by purchasing credits for nature restoration elsewhere in England.
- 2.25. Net gain is likely to be expanded to projects at sea. The document says that "projects, or components of projects, in the marine environment beyond the intertidal zone are not included within the scope of the mandatory requirements for biodiversity net gain." However, it adds that the Environment Act does, "provide options for introducing such a requirement for Nationally Significant Infrastructure Projects when a suitable approach has been developed and consulted upon. We are currently working with a wide range of stakeholders towards a consultation on the principles for marine net gain early this year."
- 2.26. In the consultation document, DEFRA says that it may be the case that some types of nationally significant infrastructure projects (NSIPs) are unable to deliver a 10% BNG, but may be able to deliver a lower percentage target. The document says: "We intend to apply the 10 per cent as a minimum requirement broadly but, if modifications prove to be necessary, we would prefer to apply a different percentage requirement rather than to apply an exemption."
- 2.27. The document also says that the biodiversity net gain requirement for NSIPs "will be brought forward through a 'biodiversity gain statement' or statements." It explains that these will be published "as standalone policy documents but we intend to subsequently integrate these into the National Policy Statements when these are reviewed". It adds: "These biodiversity gain statements will set out the biodiversity net gain requirement for all types of NSIPs, including the date from which the objective is expected to be achieved, and the stage of project design to which commencement threshold applies." Net gain requirements for NSIPs will come into effect in November 2025, the document says.

3. Some Neighbourhood Plans in Broads area bring in BNG early

- 3.1. Some of the Neighbourhood Plans that are in the Broads and are soon to be adopted, have policies which bring BNG in now. So, for applications in those areas, when the Plans are adopted, there will be a requirement for certain development to provide BNG.
- 3.2. Ecologists and Planners are meeting to discuss how to implement such policies, ahead of the national requirement.

4. Sites/schemes in the Broads could be delivered through the off-site route

- 4.1. There seems potential for schemes and sites in the Broads to deliver BNG, 'funded' through the offsite approach as mentioned earlier in the report.
- 4.2. Officers will keep informed of this potential as, depending on the detail of the approach for such schemes, the Broads may be ideally placed to be an area to deliver BNG.
- 4.3. There would be a number of issues to be considered and addressed were this to come forward, including practical, management and theoretical considerations. The idea behind BNG is to improve environmental standards nationally and it would be important to ensure parity as far as possible, so that the provision of off-site gain did not result in the creation of a BNG hot spot at the receiving site and a nature-depleted development site.

5. Consultation response

- 5.1. National Parks England are coordinating a response to this consultation, which they tend to do for most such consultations. The consultation response had been prepared by the National Parks Ecology Group, before sign off by National Parks England.
- 5.2. The main points in the response are as follows:
 - a) A main concern is the resource needed for Local Planning Authorities to approve, monitor and enforce BNGs.
 - b) Exempting self-build and custom-build schemes is not supported as self-build and custom build housing can involve larger sites, divided into a number of service plots.
 - c) Exempting change of use applications is not supported as change of use involving land can have potential significant impacts on biodiversity and provides valuable opportunity for BNG
 - d) Mitigation measures for protected species and off-site impacts are mitigating harm and so are not net gains, therefore they should not be counted as BNG. Only creation and enhancement beyond the necessary for mitigation should be included in BNG.

- 5.3. Officers are supportive of the response from National Parks England and do not have any further or additional comments to make. As such, it is not proposed to provide a response from the Broads Authority, rather to rely on the National Parks England response. This response was being drafted at the time of writing this report and if Members wish, when it is completed, it can be sent around for information.

Author: Natalie Beal

Date of report: 22 March 2022

Planning Committee

01 April 2022

Agenda item number 12

Appeals to the Secretary of State update

Report by Senior Planning Officer

Summary

This report sets out the position regarding appeals against the Authority.

Recommendation

To note the report.

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
APP/E9505/C/21/3269284 BA/2017/0035/UNAUP3	Mr Henry Harvey	Appeal received by BA on 18 February 2021 Start date 26 April 2021	Land East Of Brograve Mill Coast Road Waxham	Appeal against Enforcement Notice	Committee Decision 8 January 2021 LPA Statement submitted 7 June 2021
APP/E9505/C/21/ 3276150 BA/2020/0453/FUL	Mr & Mrs Thompson	Appeal received by BA on 31 May 2021	Ye Olde Saddlery	Appeal against refusal of planning permission:	Delegated Decision 8 February 2021

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
		Start date 25 October 2021	The Street Neatishead	Change of use of outbuilding to cafe (Class E(b)) & pizza takeaway (Sui Generis)	Questionnaire submitted 1 November 2021 Statement submitted 26 November 2021
APP/E9505/W/22/3291736 BA/2021/0244/FUL	Messrs T A Graham	Appeal received by BA on 31 January 2022	The Shrublands, Grays Road, Burgh St Peter	Appeal against refusal of planning permission: Proposed retention of timber tepee structure and use as glamping accommodation as farm diversification scheme.	Awaiting Start Date
APP/E9505/W/22/3291822	Mr P Young	Appeal received by BA on 1 February 2022	Marshmans Cottage Main Road A1064 Billockby Fleggburgh	Appeal against refusal of planning permission: Revised width of building and change use of loft space, variation of conditions 2 and 7 of permission BA/2020/0083/HOUSEH	Awaiting start date.

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
APP/E9505/W/22/3292073 BA/2021/0263/OUT	Mr M Gladwell & Mr R Remblance	Appeal received by the BA on 3 February 2022	Land Adjacent to and to the North West of The Cottage Low Road, Shipmeadow, Suffolk	Appeal against refusal of planning permission: Outline Planning Application for 1no. dwelling including means of access.	Awaiting start date.
APP/E9505/W/22/3292450 BA/2021/0239/FUL	Mr Gavin Church	Appeal received by the BA on 9 February 2022	Priory Cottage, St. Marys Road, Aldeby	Appeal against the refusal of planning permission: Use of land for siting 4 No. Bell Tents and 4 No. wash sheds with compostable toilets (retrospective)	Awaiting start date.
APP/E9505/W/22/3294205 BA/2021/0211/FUL	Mr Alan Gepp	Appeal received by the BA on 8 March 2022	Broadgate, Horsefen Road, Ludham	Appeal against the refusal of planning permission: Change of use to dwelling and retail bakery (sui generis mixed use) including the erection of a single storey extension.	Awaiting start date.

Author: Cheryl Peel

Date of report: 21 March 2022

Background papers: BA appeal and application files

Planning Committee

01 April 2022

Agenda item number 13

Decisions made by officers under delegated powers

Report by Senior Planning Officer

Summary

This report sets out the delegated decisions made by officers on planning applications from 21 February 2022 to 18 March 2022 and Tree Preservation Orders confirmed within this period.

Recommendation

To note the report.

Parish	Application	Site	Applicant	Proposal	Decision
Ashby With Oby Parish Council -	BA/2020/0271/LBC	Clippesby Mill & Pumphouse Caister Road Acle NR13 3AX	Mr O Sellers	Part Retrospective: Restoration of pumphouse including extension to form a dwelling and part use as a visitor centre. Restoration of mill for use as annex including re-instatement of scoopwheel and sails.	Approve Subject to Section 106 Agreement

Parish	Application	Site	Applicant	Proposal	Decision
Ashby With Oby Parish Council -	BA/2020/0259/FUL	Clippesby Mill & Pumphouse Caister Road Acle NR13 3AX	Mr O Sellers	Part retrospective: Restoration of pumphouse including extension to form a dwelling and part use as a visitor centre. Restoration of mill for use as annex including re-instatement of scoopwheel and sails. Construction of an outbuilding to house a water treatment plant. Temporary stationing of caravan.	Approve Subject to Section 106 Agreement
Beccles Town Council	BA/2022/0045/NONMAT	Home Lodge 33 Northgate Beccles Suffolk NR34 9AS	A.T. Bent Properties	Casement windows in place of approved sash windows (retrospective), non-material amendment to previous permission BA/2020/0344/HOUSEH	Approve
Broome Parish Council	BA/2021/0016/FUL	Crisp Maltings Pirnhow Street Ditchingham NR35 2RU	Anglia Maltings (Holdings) Limited	Construction of 1 x free-standing germination vessel and 4 x malt storage silos, and upgrade and part re-routing of internal service road.	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Bungay Town Council	BA/2021/0514/LBC	Bridge Cottage 45 Bridge Street Bungay Suffolk NR35 1HD	Mr Andy Shelton	Replace 5 windows and door on front elevation	Approve Subject to Conditions
Burgh Castle Parish Council	BA/2022/0039/FUL	Lucys Cottage The Dell Butt Lane Burgh Castle NR31 9AJ	Mr Robinson	Provision of small land based solar panel array	Approve Subject to Conditions
Horning Parish Council	BA/2022/0043/HOUSEH	Fairport Ropes Hill Horning Norfolk NR12 8PB	Mr S Taube	Internal and external alterations to property including new and replacement windows and doors, removal of chimney, new render finish to elevations and extended patio area.	Approve Subject to Conditions
Horning Parish Council	BA/2020/0463/APPCON	Riverbank Lodge Ferry Cott Lane Horning Norfolk NR12 8PP	Mr Nigel Foster	Details of Condition 4: Materials, Conditions 6: landscaping scheme, condition 8: water management plan, and condition 13: external lighting of permission BA/2019/0294/FUL	Approve

Parish	Application	Site	Applicant	Proposal	Decision
Langley With Hardley Parish Council	BA/2021/0520/HOUSEH	15 Hardley Street Hardley NR14 6BY	Mr Stone	Rear extension	Approve Subject to Conditions
Ormesby St Michael Parish Council	BA/2022/0066/HOUSEH	Fir Tops 1 Burghwood Road Ormesby St Michael Norfolk NR29 3LT	Mrs Hewitt	Rear garden room	Approve Subject to Conditions
Oulton Broad Parish Council	BA/2022/0032/NONMAT	1 Waveney Hill Lowestoft Suffolk NR32 3PR	Mr Matthew Cole	Remove two windows and horizontal bar to allow taller door, non-material amendment to permission BA/2021/0169/HOUSEH	Approve
Reedham Parish Council	BA/2021/0506/HOUSEH	2 Quay Terrace Reedham Norwich NR13 3TG	Mrs Susan Bailey	Replace existing Juliette balcony with metal bars and timber rail for full balcony. (Part retrospective).	Approve Subject to Conditions
Rockland St Mary With Hellington PC	BA/2021/0306/FUL	Slaughters Marsh Rockland St Mary Norfolk	Mr Mark Crawford	Install boat jetty and walkway (retrospective)	Approve Subject to Conditions
Smallburgh Parish Council	BA/2022/0001/HOUSEH	The Hill, Toad Hall Yarmouth Road Smallburgh NR12 9AD	Mr Andrew Buesnel	Replace suspended porch roof with a brick porch & boiler house	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Smallburgh Parish Council	BA/2022/0002/LBC	The Hill, Toad Hall Yarmouth Road Smallburgh NR12 9AD	Mr Andrew Buesnel	Replace suspended porch roof with a brick porch & boiler house	Approve Subject to Conditions
Somerton Parish Council	BA/2021/0357/FUL	Staithe Farm Sandy Lane West Somerton Somerton NR29 4DJ	Ms Jan Leeder	Change of use from agricultural to grazing, erection of stables (retrospective)	Approve Subject to Conditions
Stalham Town Council	BA/2022/0015/AGR	Wayford Nurseries Wayford Road Wayford Bridge NR12 9LJ	Mr Simon Meale	Steel Portal Framed Building for the purpose of storing grain produced by the applicant	Prior Approval not Required
Stalham Town Council	BA/2022/0027/FUL	Hunsett Mill Chapel Field Chapel Field Road Stalham Norfolk NR12 9EL	Mrs Catriona Dodsworth	Upgrade existing drainage system	Approve Subject to Conditions
Thorpe St Andrew Town Council	BA/2022/0006/HOUSEH	Edgewater 9 Bungalow Lane Thorpe St Andrew Norwich Norfolk NR7 0SH	Mr Tom Baron	Replacement of existing timber quay heading and decking, with plastic piling with timber fascia and capping, with timber decking	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Thorpe St Andrew Town Council	BA/2022/0006/HOUSEH	Edgewater 9 Bungalow Lane Thorpe St Andrew Norwich Norfolk NR7 0SH	Mr Tom Baron	Replacement of existing timber quay heading and decking, with plastic piling with timber fascia and capping, with timber decking	Approve Subject to Conditions
Wroxham Parish Council	BA/2021/0502/HOUSEH	Campbell Cottage Beech Road Wroxham Norwich NR12 8TW	Mr Carl Willimott	Install 171 metres of timber quay heading within the grounds of Campbell Cottage and replace 34 metres of timber quay heading with galvanised steel adjacent to the River Bure	Approve Subject to Conditions
Wroxham Parish Council	BA/2021/0497/COND	Bridge Broad Marina Norwich Road Wroxham Norfolk NR12 8RX	Mrs Jenny Mickelburgh	Use plastic piling rather than timber, variation of condition 2 of permission BA/2019/0070/FUL	Approve Subject to Conditions

Author: Cheryl Peel

Date of report: 22 March 2022