

Reference

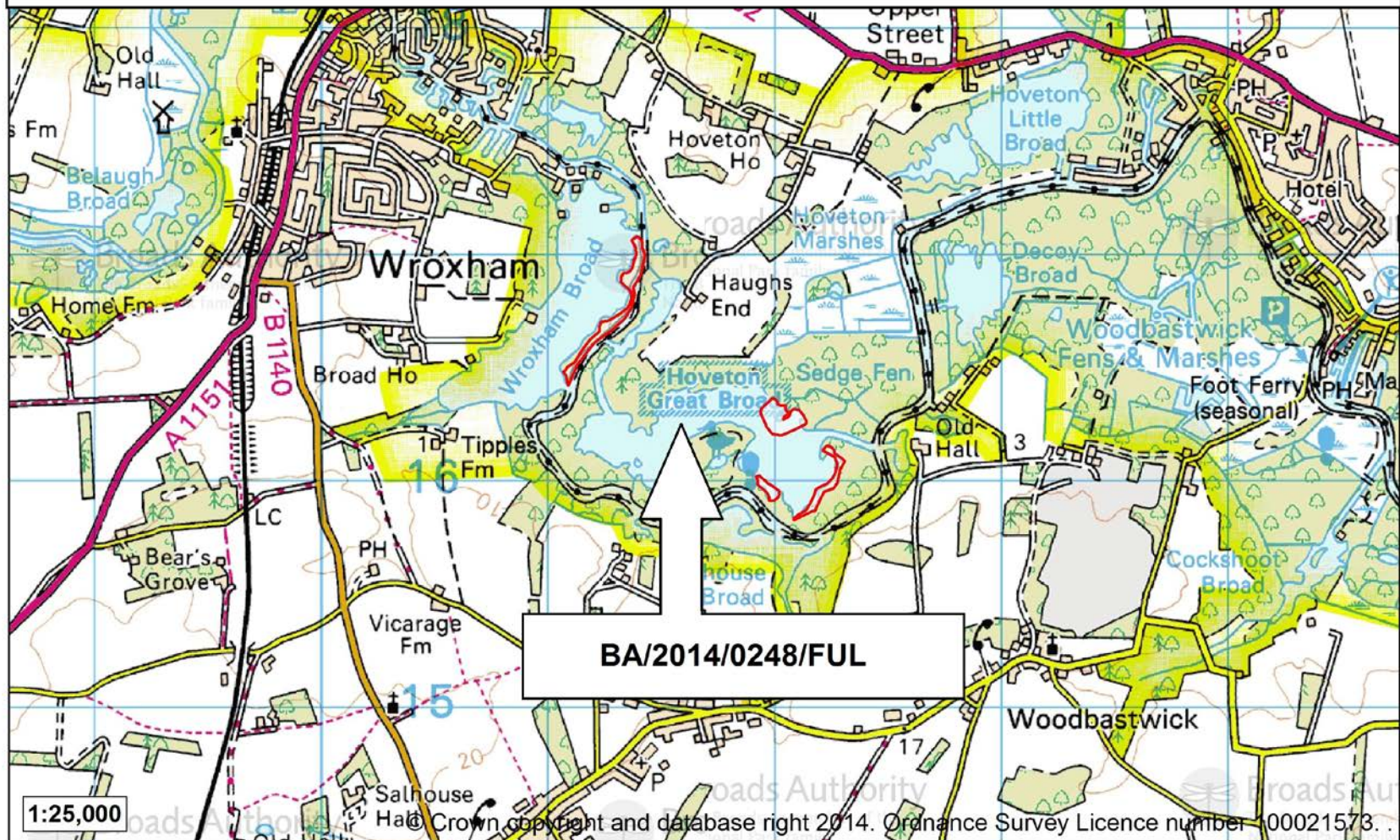
BA/2014/0248/FUL

Location

Hoveton Great Broad, Hudsons Bay and Wroxham
Island, Haughs End Road, Lower Street, Hoveton

BA/2014/0248/FUL -Haughs End Road, Lower Street, Hoveton

The creation of reedbeds by pumping lake sediment into geotextile to create bunds, back-filling the areas behind with more sediment, and planting these areas with locally sourced fen vegetation, together with the construction of temporary fish barriers



Application for Determination

Parish	Wroxham and Hoveton
Reference	BA/2014/0248/FUL Target date 15 October 2014
Location	Hoveton Great Broad, Hudsons Bay and Wroxham Island Haughs End Road, Lower Street, Hoveton
Proposal	The creation of reedbeds by pumping lake sediment into geotextile to create bunds, back-filling the areas behind with more sediment, and planting these areas with locally sourced fen vegetation, together with the construction of temporary fish barriers
Applicant	Natural England
Recommendation	Members site visit
Reason for referral to Committee	Wider public interest and major application

1 Description of Site and Proposals

- 1.1 The application site covers areas around the margins of the waterbodies of Hoveton Great Broad and Hudson's Bay, both in the parish of Hoveton, and around Wroxham Island, in Wroxham parish. These sites are located around a meander in the River Bure that forms a 'U' shape east of the settlement of Wroxham and Wroxham Broad and north of Salhouse Broad. Hoveton Great Broad is a large broad sitting within this 'U' separated from the main river by carr woodland; to the northwest is the smaller broad of Hudson's Bay. Due west of Hudson's Bay, across the river, is Wroxham Island, a narrow band of land defining the edge of Wroxham Broad from the river, with openings to the Broad at the northern and southern ends of the Island.
- 1.2 Hoveton Great Broad and Hudson's Bay are private broads within the Hoveton Estate and there is no public access to the water or surrounding land. They form part of the Bure Marshes National Nature Reserve and Natural England, the applicant, operate a seasonal nature trail on the southern edge of Hoveton Great Broad, accessed by moorings on the main river. There is a locked gate that gives private access by water from the main river. These two broads are also designated Ramsar, SPA, SAC and SSSI.
- 1.3 Wroxham Island is approximately 700 metres long and varies in width to less than 10 metres at some points. On the river side (east), there are two sections

of Broads Authority 24 hour moorings. On the western side, within Wroxham Broad, there is a starting point used by the Norfolk Broads Yacht Club which is based on the western side of the Broad, and the Club also has a number of moorings posts in the water to the southwest of the Island. Wroxham Broad is in private ownership with public access permitted, it does not form part of the main navigation. There are no habitat designations here and the Island is just outside the Wroxham Conservation Area.

- 1.4 This planning application proposes development to facilitate a lake restoration project to improve water quality in Hoveton Great Broad and Hudson's Bay. Both waterbodies are currently assessed to be in an 'unfavourable no change' condition and failing to meet 'good ecological status' as defined under the Water Framework Directive. The two broads have turbid water conditions with a decline in macrophyte (aquatic plant) abundance and diversity from historic conditions; considered to be a result of the high nutrient content of the sediment. In order to improve water quality, it is proposed to remove nutrient rich sediment from both broads and biomanipulate the system to 'tip' it back to a clear water, macrophyte-dominated condition.
- 1.5 The project would involve removing approximately 300mm of sediment from the two broads, pumping this into geotubes around the eastern edges of Hoveton Great Broad and the western side of Wroxham Island to create bunds, backfilling these bunds with further sediment and planting them with fen vegetation, installing fish barriers at all entrances to the two broads, removing all fish and, once water quality has improved, removing the fish barriers. The geotube method is very similar to that used recently in the restoration of Salhouse Spit and it is only the laying of the geotubes to create bunds, backfilling to create new fen areas and the fish barriers which require planning permission.
- 1.6 The geotubes would each measure 6-8 metres in diameter when filled, they would be secured in position with alder poles and would be planted with turves of vegetation that would be sourced from within the National Nature Reserve area. Three new areas of fen would be created around the eastern end of Hoveton Great Broad, measuring 4.29 hectares. The same technique would be used along the length of the western bank of Wroxham Island creating a further 1.67 hectares of fen to reinstate areas that have been eroded. Sediment would be pumped to Wroxham Island from Hudson's Bay and Hoveton Great Broad by a 0.25 metre diameter pipeline laid temporarily across the bed of the river.
- 1.7 To facilitate the biomanipulation, seven fish barriers are proposed: four on entrances to the two broads from the river and three where these broads connect to a dyke network to the north. These would consist of rows of gabion baskets filled with flint and faced with locally sourced alder pole piling. The top of the barriers would be at mean high water level. The largest opening to be closed is approximately 15 metres wide and public access is currently prevented here by a line of timber poles and this would be retained, with the fish barrier placed on the Broad side of it. These barriers would allow water to

flush through, but would keep the fish, that would be removed from the two broads by electro-fishing and other methods, out in the river.

- 1.8 The project is intended to take place in two phases over successive winters with the fish barriers being installed in the second phase and retained for up to ten years. The sites would be monitored for a ten year period and a post-restoration management plan is proposed.
- 1.9 Plant would access the site by water through one of the existing openings from the river to Hoveton Great Broad. By land, the site would be accessed from the A1062 through the private roads of the Hoveton Estate. A temporary site compound would be established in the southeast corner of an area of grassland known as The Haugh to the north of Hoveton Great Broad.

2 Site History

- 2.1 In 2002 permission was granted to restore a length of approximately 80 metres of the bank on the western side of Wroxham Island using soft engineering techniques (BA/2002/3946/HISTAP).

3 Consultation and Representations

All consultation responses and representations to be reported in due course.

4 Policies

- 4.1 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.

Adopted Core Strategy (2007)

CS1 – Landscape Protection and Enhancement

CS2 - Landscape Protection and Enhancement

CS4 – Creation of New Resources

CS13 – Water Space Management

CS15 - Water Space Management

Adopted Development Management Policies (2011)

DP1 – Natural Environment

DP2 – Landscape and Trees

DP3 – Water Quality and Resources

DP4 – Design

DP11 – Access on Land

DP29 – Development on site with a High Probability of Flooding

- 4.2 The following Policies have been assessed for consistency with the NPPF and have found to lack full consistency with the NPPF and therefore those aspects of the NPPF may need to be given some weight in the consideration and determination of this application.

Adopted Core Strategy (2007)
CS20 – Rural Sustainability

Adopted Development Management Policies (2011)
DP5 – Historic Environment
DP12 – Access to Water
DP28 – Amenity

5 Recommendation

5.1 Members undertake a site visit.

6 Reason for Recommendation

- 6.1 The key considerations in the determination of this application are the principle of the development and, if this is considered to be acceptable, the impacts on landscape, ecology, water quality, navigation, amenity, flood risk, heritage assets and highways.
- 6.2 The development proposed in this planning application would facilitate a larger scale project that is likely to generate a lot of public interest. Due to the scale of the area covered by the application and the largely private nature of the land affected, it is considered that undertaking a site visit would be of substantial benefit to Members in understanding the location and features of the application site and the details of the proposal when they are considering determination of the application in due course.
- 6.3 It is anticipated that, subsequent to Members undertaking a site visit, the application will be brought to the Planning Committee meeting on 12 September 2014 for determination.

Background papers: BA/2014/0248/FUL

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Appendices: APPENDIX 1 – Local Plan

APPENDIX 1

BA/2014/0248/FUL - Haughs End Road, Lower Street, Hoveton

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