

Planning Committee

AGENDA

Friday 8 December 2017

10.00am

- | | Page |
|--|--------|
| 1. To receive apologies for absence and introductions | |
| 2. To receive declarations of interest | |
| 3. To receive and confirm the minutes of the previous meeting held on 10 November 2017 (herewith) | 3 – 12 |
| 4. Points of information arising from the minutes | |
| 5. To note whether any items have been proposed as matters of urgent business | |

MATTERS FOR DECISION

- | | |
|--|---------|
| 6. Chairman's Announcements and Introduction to Public Speaking
Please note that public speaking is in operation in accordance with the Authority's Code of Conduct for Planning Committee. Those who wish to speak are requested to come up to the public speaking desk at the beginning of the presentation of the relevant application | |
| 7. Request to defer applications included in this agenda and/or to vary the order of the Agenda
To consider any requests from ward members, officers or applicants to defer an application included in this agenda, or to vary the order in which applications are considered to save unnecessary waiting by members of the public attending | |
| 8. To consider applications for planning permission including matters for consideration of enforcement of planning control: | |
| (1) BA/2017/0401/FUL Waveney Inn And River Centre
Staithe Road, Burgh St Peter | 13 – 20 |
| (2) BA/2017/0391/FUL Deerfoot 76 Lower Street Horning | 21 – 27 |
| (3) BA/2017/0340/HOUSEH 12 Bureside Estate, Crabbetts | 28 – 38 |

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(4)	BA/2017/0404/FUL BA/2017/0405/FUL Carlton Marshes Nature Reserve Lowestoft	39 – 48
(5)	BA/2017/0392/FUL Land North Of Tonnage Bridge Cottage, Oak Road, Dilham	49 – 54
9.	Enforcement Update Report by Head of Planning (herewith)	55 – 57
10.	Duty to Cooperate Agreement: Between the Broads Authority and Great Yarmouth Borough Council: In relation to housing need and delivery Report by Planning Policy Officer (herewith)	58 – 61
11.	Broads Local Plan: Updated Sequential Test Report by Planning Policy Officer (herewith)	62 – 80
12.	Broads Local Plan: Central Norfolk Strategic Housing Market Assessment - Self-Build addendum Report by Planning Policy Officer (herewith)	81 – 91
13.	Planning in Health: An Engagement Protocol Between Local Planning Authorities, Public Health and Health Sector Organisations in Norfolk Report by Planning Policy Officer (herewith)	92 – 95
14.	Consultation Documents Update and Proposed Responses Report by Planning Policy Officer (herewith) <ul style="list-style-type: none"> • Suffolk County Council 	96 – 99
MATTERS FOR INFORMATION		
15.	Heritage Asset Review Group (HARG) Notes of meeting held on 10 November 2017 (herewith)	100 – 105
16.	Appeals to the Secretary of State Update Report by Administrative Officer (herewith)	106 – 107
17.	Decisions made by Officers under Delegated Powers Report by Head of Planning (herewith)	108 – 111
18.	To note the date of the next meeting – Friday 5 January 2018 at 10.00am at Yare House, 62-64 Thorpe Road, Norwich NR1 1RY	

Broads Authority
Planning Committee

Minutes of the meeting held on 10 November 2017

Present:

Sir Peter Dixon – in the Chair

Mr M Barnard
Prof J A Burgess
Ms G Harris
Mr R Price

Mr V Thomson
Mrs M Vigo di Gallidoro

In Attendance:

Ms N Beal – Planning Policy Officer
Mrs S A Beckett – Administrative Officer (Governance)
Ms A Cornish – Planning Officer (Minute 4/8)
Ms C Smith – Head of Planning
Ms M-P Tighe – Director of Strategy and Sustainable Communities

4/1 Apologies for Absence and Welcome

The Chairman welcomed everyone to the meeting especially Mr Bruce Keith, as the new Secretary of State Appointee to the Authority as an observer.

Apologies were received from Mr W A Dickson, Mr Brian Iles, Mr H Thirtle and Mr J Timewell

4/2 Declarations of Interest

Members indicated they had no further declarations of interest to declare other than those already registered, and as set out in Appendix 1 to these minutes.

4/3 Minutes: 13 October 2017

The minutes of the meeting held on 13 October 2017 were agreed as a correct record and signed by the Chairman.

4/4 Points of Information Arising from the Minutes

Minute 3/14 Heritage Asset Review Group: Review of Role and Membership.

The Chairman reported that all those Members on the Heritage Asset Review Group had confirmed their wish to remain on the Group and there would be a meeting of the group following this meeting. All members were invited to stay if they so wished.

No further points of information were reported.

4/5 To note whether any items have been proposed as matters of urgent business

No items of urgent business had been proposed.

4/6 Chairman's Announcements and Introduction to Public Speaking

(1) The Openness of Local Government Bodies Regulations

The Press correspondent indicated that he intended to record proceedings.

The Chairman gave notice that the Authority would be recording the meeting. The copyright remained with the Authority and the recording was a means of increasing transparency and openness as well as to help with the accuracy of the minutes. The minutes would remain as the matter of record. If a member of the public wished to have access to the recording they should contact the Monitoring Officer. The proposal to make recording of the meetings on a permanent basis would be raised at the next Broads Authority meeting on 24 November 2017.

(2) Public Speaking

The Chairman reminded everyone that the scheme for public speaking was in operation for consideration of planning applications, details of which were contained in the Code of Conduct for members and officers. (This did not apply to Enforcement Matters.)

4/7 Requests to Defer Applications and /or Vary the Order of the Agenda

No requests to defer planning applications had been received.

4/8 Applications for Planning Permission

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

The following minutes relate to further matters of information, or detailed matters of policy not already covered in the officers' reports, and which were given additional attention.

- (1) BA/2017/0309/CU Thorpe River Green, Yarmouth Road, Thorpe St Andrew, Norwich**
Change of use to Mixed Use Moorings

Applicant: Thorpe St Andrew Town Council

The Planning Officer provided a presentation and assessment on the proposal from Thorpe St Andrew Town Council. She explained that the application site related to 218 metres of the river frontage of Thorpe River Green, which had been used for mooring since the 1920s and up until recently leased to the Broads Authority for 24 hour visitor moorings. The moorings had reverted back to Thorpe Town Council in 2016 and their proposal involved dividing mooring provision for different use zones for commercial (43m) at the eastern end, short stay (75m) in the centre and private lease (100m) at the western end.

In assessing the application, the Planning Officer addressed the main issues of the principle of the development which had been well established, the impact on navigation and the impact on the Thorpe St Andrew Conservation Area. She addressed the concerns received individually emphasising that the current proposal was not altering the current situation but just defining the way in which the moorings were used. It was clarified that it would be the responsibility of the Town Council for ensuring compliance with any planning conditions to be imposed. It was confirmed that the Navigation Committee had raised no objections to the application.

The Planning Officer concluded that the use of the existing moorings along the river frontage of Thorpe River Green in the way proposed by the Town Council was considered acceptable. The various uses of the moorings were acceptable in principle and the activity would not have an adverse effect on either the navigation of this stretch of the river or the character of the Conservation Area. The proposal was therefore considered to be in accordance with the relevant Development Plan Policies and the NPPF and recommended for approval subject to conditions.

Members sought clarification on the conditions to be imposed and considered that those suggested would be appropriate. They also gave consideration to the potential for a condition to restrict the mooring of *private* vessels in the winter months. The Head of Planning commented that the Committee needed to be mindful of the need to meet the 6 tests for imposing conditions. The issues of tranquillity and amenity were valid but given that the use of this stretch of the river had been used for moorings for a very long time and that there were boats moored on the other side of the river, it would be difficult to argue that about 10 more vessels would have a significant detrimental impact.

The Chairman put the officer's recommendation to the vote

RESOLVED by 6 votes to 0 with one abstention.

that the application be approved subject to conditions as outlined within the report including the condition that there should be no residential

moorings or stern on mooring or double mooring. In the opinion of the Local Planning Authority the proposal is in accordance with Policies CS1 Landscape Protection and Enhancement, CS3 The Navigation, CS5 Historic and Cultural Environments, CS10 Sustainable Tourism, CS14 Water Space Management and CS17 Access and Transportation of the Core Strategy, Policies DP5 Historic Environment, DP12 Access to the Water and DP16 Moorings of the Development Management Policies DPD and the NPPF.

4/9 Enforcement Update

The Committee received an updated report on enforcement matters already referred to Committee.

Marina Quays The Head of Planning reported that the landowners had provided some revised proposals but unfortunately these were unacceptable. If there was no further progress, it was considered that there might be a case for a Section 215 Untidy Land Notice. Officers would be liaising closely with Great Yarmouth Borough and Members would be provided with an update at a future Planning Committee meeting.

RESOLVED

that the report be noted.

4/10 Brownfield Register Briefing Note

The Committee received a report setting out the Briefing Note for the Brownfield Register. The Authority intended to have the Register compiled by 31 December 2017 in order to comply with the regulations introduced under the Housing and Planning Act May 2016 and which came into force in April 2017. In accordance with the Government's intention to ensure that 90% of suitable brownfield sites have planning permission for housing by 2020, the regulations required all local authorities to prepare and maintain registers of brownfield land that was suitable for residential development. Brownfield Registers should include all brownfield sites that were suitable for housing development irrespective of their planning status. In effect the Register provided "permission in principle". There was no time-line set.

Members noted that the register was required to comprise a standard set of information, prescribed by the Government, kept up-to-date and made publicly available in order to help provide certainty for developers and communities and encourage investment in local areas. The registers would be used to monitor the Government's commitment to the delivery of brownfield sites.

RESOLVED

that the report be noted.

4/11 Self Build

The Committee received a report concerning the proposal to apply for exemption to the duty to give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in each base period.

Local Authorities were required to hold a register of people who wanted to build their own houses as part of the Self-build and Custom Housebuilding Regulations 2016 included in the Housing and Planning Act 2016. The LPA was able to make an application for an exemption if, for any base period, the demand was greater than 20% of the land identified by that authority as being available for future housing. By doing so the Authority was not ruling out self-build, in fact the Local Plan generally supported self-build as long as the proposals were located and designed in accordance with policies. The application for exemption reflected the constraints to development in the Broads area as well as it being a special landscape important for wildlife and having the highest level of protection. 49 people were on the register for base period 1. This number reflected that the proportion of demand to available land for both base periods was greater than the 20% threshold.

RESOLVED

that the application for exemption is supported and endorsed.

4/12 Norfolk Strategic Framework – the next steps

The Committee received a report providing an update on the progress of the Norfolk Strategic Framework being overseen by the Norfolk Strategic Planning Members Forum and set out the next steps to strategic planning across Norfolk. On completion of the amendments to the document following consultation, a proposed final version of the NSF would go before the Member Forum in December where it was anticipated that it would recommend to the Local Planning Authorities that the NSF be formally agreed. It was the intention to bring the final NSF with any recommendation from the Member Forum to Planning Committee on 5 January 2018.

The Vice-Chairman of the Planning Committee confirmed that he had attended the NSF Members Forum and assured Members that the Authority made a recognisable and worthwhile contribution as part of the Duty to Cooperate. This was considered important particularly when anticipated development in the area would have an impact on the Broads.

RESOLVED:

that the report be noted and the Authority support the proposals for future strategic planning at a Norfolk level and the next steps be endorsed as follows:

- (i) the principle of continued, formal cooperation through the Norfolk Strategic Planning Member Forum supported by a shared administration function to further the joint working.
- (ii) to take forward the proposed plan of joint work subject to later agreement of:
 - a) Revised terms of reference for the Norfolk Strategic Planning Member Forum in light of the new work and completion of the NSF;
 - b) Detailed proposals on the 3 work streams identified for consideration at the Spring 2018 Norfolk Strategic Planning Member Forum;
 - c) Full timetable and budget implications for the proposed work;
 - d) Supports Norwich City Council to remain the employing and hosting authority for the employee and provide administration resource as required; and
- (iii) RECOMMENDED to the Broads Authority to increase the Planning Policy Team budget by £5,000 per year to contribute towards the joint working, initially for 2018/19.

4/13 Most of Norfolk Strategic Flood Risk Assessment SFRA to support the Broads Local Plan:

The Committee received a report setting out the SFRA completed for most of the Norfolk Local Planning Authorities with particular reference to the four Norfolk SFRAs relevant to the Broads which covered the Broads Authority Executive Area: one for Great Yarmouth, one for North Norfolk and one covering the area of the Greater Norwich Authorities. Waveney District Council was producing a SFRA on its own; it will cover the entire Waveney District Area including that part which is the Broads. The SFRAs were at a strategic level and did not go into detail on an individual site by site basis. They would inform the LPAs of the potential risks and requirements for site-specific flood risk assessments as well as opportunities to reduce flood risk to existing communities and developments.

Members noted that that the Broadland Flood Alleviation Project Area (relevant to the Broads Authority executive area) model required updating and that it was anticipated that the model would be available in 2019. Therefore a precautionary approach was being taken and the Joint Position Statement with the EA of 9 May 2017 was relevant.

The Planning Policy Officer explained that having examined the SFRA in conjunction with the policies in the Local Plan, none of the policies required altering and therefore the process with regard to the SFRA was completed.

RESOLVED

that the important pieces of evidence of the SFRA to support the Local Plan be noted.

Broads Local Plan Update.

The Planning Policy Officer informed the Committee that having received the SFRA, the provisos set by the Authority for approving the Local Plan for consultation had now been fulfilled. She had consulted with the Chairs of the Authority and the Planning Committee and Chief Executive and they have formally approved the Local Plan. The document together with supporting documents was now being sent out for consultation for an eight week period ending on 5 January 2018 at 4.30pm. In addition to being available on the Authority's website, paper copies would be placed in local libraries and all the Local Councils by 17 November 2017. As part of the consultation there would be drop in sessions in three locations and all Members would be informed of them:

22 November 2017 – Brundall Memorial Hall 6 – 8pm

6 December 2017 – Geldeston Village Hall 6 – 8 pm

9 December 2017 – Potter Heigham village Hall 10am – 12pm.

Following the consultation it was intended to submit the Local Plan to the Navigation Committee on 22 February 2018, the Planning Committee on 2 March 2018 and the Broads Authority on 16 March 2018 with the aim of submitting the document to the Planning Inspector soon after.

The Committee congratulated and commended the Planning Policy Officer on her diligence and achievement in the preparation of the Broads Local Plan.

RESOLVED

that the update be noted and welcomed.

4/14 Annual Monitoring Report 2016/17

The Committee received the Annual Monitoring Report for 2016/17, which covered progress against the Local Development Scheme as well as providing an update regarding work undertaken under the auspices of Duty to Cooperate. The report set out the types of planning applications approved as well as also covering appeals and the decisions of the appeals.

A member expressed the view that the photograph on the front cover of the AMR, albeit very attractive and reflecting the integrated elements of the Authority's purposes in relation to biodiversity, might not be the most appropriate for a planning document, particularly when considering public perception. It was suggested that a landscape view to include a building might be more apt.

It was clarified that Local Development Scheme was a timetable and the colours did not reflect targets in the sense of red, green or amber. The colours

reflected a particular action and were designed to try and make it obvious when each activity on each row of the LDS was due to happen.

Clarification was also sought on the Water Quality - Ecological Status map (Page 58 of the full agenda set of papers. Page 14 of AMR) with regard to the grey area which indicated that there was no specific data. It was subsequently confirmed that the grey parts of the water quality map in the AMR were coastal and transitional watercourses and there was no water quality data for them of which officers were aware.

Additional Note: Since the meeting the GLs Officer has looked into this. The Environment Agency (EA) do not include the transitional and coastal waterbodies in the Broadland Rivers catchment. They are in a separate management catchment called Anglian TraC which contains two operational catchments Norfolk East TraC and Suffolk TraC.

Historically the Authority has only reported on the water bodies in the Broadland Rivers catchment as the EA previously limited the extent of the data the Authority was able to download to the catchment boundary. In recent years the EA have released a lot of data as open data and removed the extent restriction. Going forward it will now be possible to include the Norfolk East TraC and Suffolk TraC data adjacent/overlapping the Authority's executive area.

A new map has been produced and that is now included in the AMR.

Members welcomed the report considering that it illustrated the considerable range and quality of the work undertaken by the Authority.

RESOLVED

That the report be noted.

4/15 Hemsby Neighbourhood Plan

The Committee received a report introducing Hemsby as a Neighbourhood Area with a view to producing a Neighbourhood Plan. The Neighbourhood Plan was submitted on 19 October 2017. There were no known reasons why the area could not be approved for a Neighbourhood Plan.

RESOLVED

that the Authority agree to Hemsby becoming a Neighbourhood Area in order to produce a Neighbourhood Plan.

4/16 Appeals to Secretary of State Update

The Committee received a report on the appeals to the Secretary of State against the Authority's decisions since May 2017. Members noted that the Waveney River Centre appeal (BA/2016/0356/COND) against a temporary consent condition had been allowed by the Planning Inspector. The decision letter had been circulated to the Committee.

RESOLVED

that the report be noted.

4/17 Decisions Made by Officers under Delegated Powers

The Committee received a schedule of decisions made by officers under delegated powers from 2 October 2017 to 23 October 2017. It was noted that none of the applications had resulted from Condition Monitoring for this last month.

RESOLVED

that the report be noted.

4/18 Circular 28/83: Publication by Local Authorities of Information About the Handling of Planning Applications

The Committee received the development control statistics for the quarter ending 30 September 2017. These indicated that all applications received had been dealt with well within the statutory targets set by government.

RESOLVED

that the report be welcomed and noted.

4/18 Date of Next Meeting

The next meeting of the Planning Committee would be held on Friday 8 December 2017 starting at 10.00 am at Yare House, 62- 64 Thorpe Road, Norwich.

The meeting concluded at 11.00 am

CHAIRMAN

Code of Conduct for Members

Declaration of Interests

Committee: **Planning Committee**

Date of Meeting: 10 November 2017

Name	Agenda/ Minute No(s)	Nature of Interest (Please describe the nature of the interest)
Paul Rice	4/13	Chairman of Broads Society Member of IDB and Senior Flood Warden in relation to SFRA.
Gail Harris	4/12	Norfolk Strategic Framework Councillor with Norwich City Council

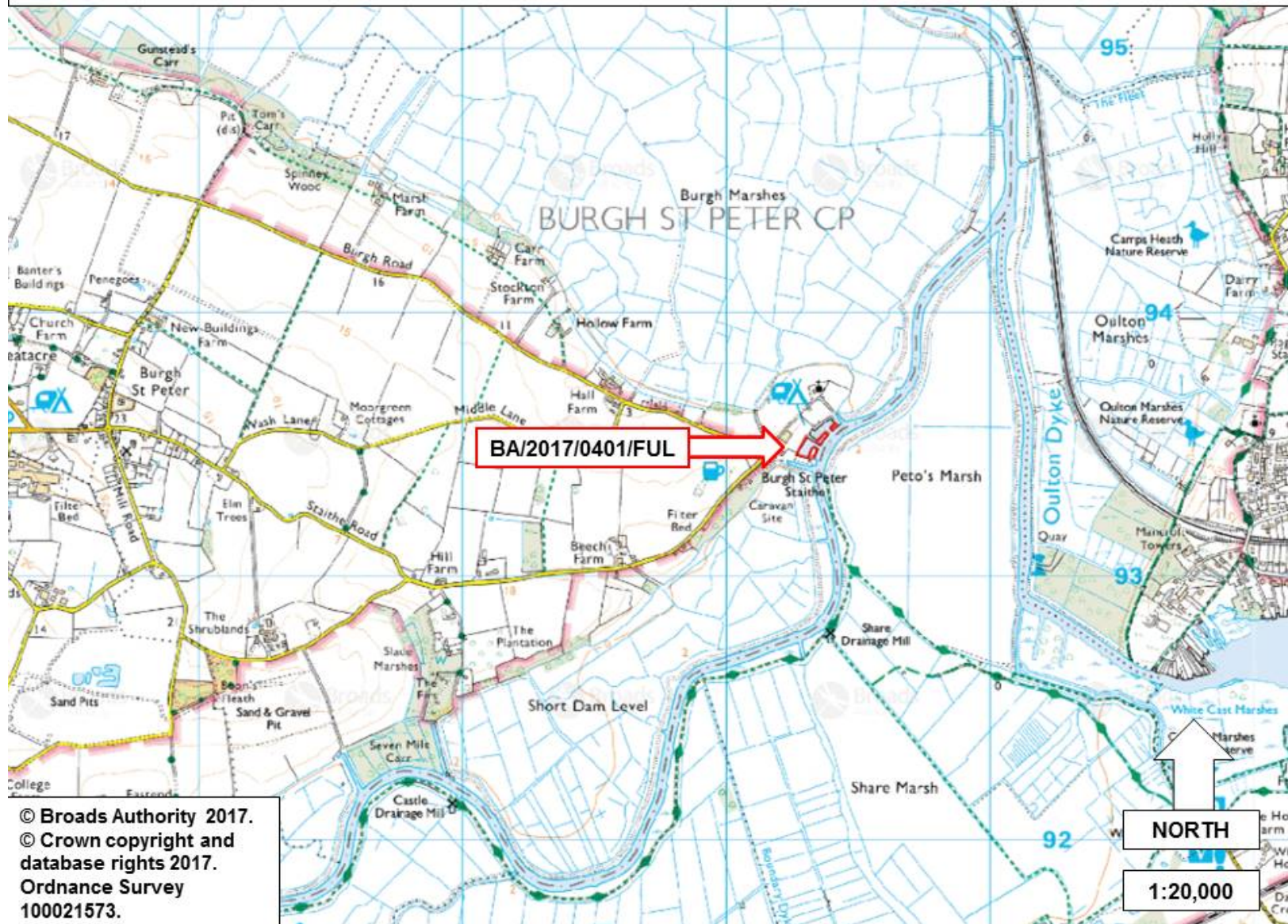
Reference:

BA/2017/0401/FUL

Location

Waveney Inn and River Centre, Staithe Road,
Burgh St Peter

BA/2017/0401/FUL - Waveney Inn And River Centre



Application for Determination
Report by Planning Officer

Target Date	21 December 2017
Parish:	Burgh St Peter and Wheatacre Parish Council
Reference:	BA/2017/0401/FUL
Location:	Waveney Inn and River Centre, Staithe Road, Burgh St Peter
Proposal:	Removal of quayheading, set back by between 2m & 5m and install new quay heading and floating pontoon.
Applicant:	Mr James Knight
Recommendation:	Approve subject to conditions
Reason for referral to Committee:	Applicant is a Member of the Navigation Committee

1 Description of Site and Proposals

- 1.1 Waveney Inn and River Centre is an established complex of visitor, recreation and boatyard facilities located in a relatively isolated position on the River Waveney at Burgh St Peter. Vehicular access is via largely single track roads off the A143 and the nearest villages of Burgh St Peter, Wheatacre and Aldeby are small settlements with no significant services. The whole area has a strong rural character.
- 1.2 The site is located on the shallow sloping valley side and extends down to the river's edge. Facilities within the site include a public house, convenience shop, swimming pool, cafe, camping and touring caravan pitches, glamping pods, play area, launderette, self-catering apartments, lodges, workshop, and private and visitor moorings.

- 1.3 The approximately 130 moorings are located on the riverfront, within two basins and on a dyke. These are predominantly private moorings with some short- and long-stay visitor spaces. The two basins are known as the 'downstream basin' at the far northern end of the site which provides predominantly private moorings and is enclosed by fencing and the 'upstream basin' which provides predominantly visitor moorings and is more centrally located within the site, adjacent to a large holiday let, the car park and camping area.
- 1.4 The basins have sheet steel piling with timber capping and either timber boardwalks, hardsurfacing or pontoons around the perimeter. This piling is in a poor state of repair in places.
- 1.5 Within the downstream basin it is proposed to remove the existing piling along the southeastern edge upstream of the entrance into the basin and parallel to the river. A length of approximately 45 metres would be removed and replaced, set back on a new alignment a maximum of 5 metres from the existing. New piling would be provided to the bank and this would be a light grey coloured plastic piling with timber capping and waling. The piling is manufactured from recycled plastic. An existing pontoon would be repositioned along the length of the new piling with existing finger pontoons repositioned at 90 degrees to this.
- 1.6 In the upstream basin, approximately 120 metres of existing quayheading would be replaced with plastic piling along the existing south and western banks of the basin. An adjoining boardwalk would also be replaced like-for-like. On the eastern bank, parallel with the river, the bank would be realigned up to 4 metres from the existing and a new pontoon, 37 metres by 2 metres, would be provided along this 40 metre stretch and an existing finger pontoon would be removed. New piling on the existing line returning from the basin to the entrance from the river would be provided on the line of the existing. Existing electric posts on the bank would be removed and five posts would be provided on the pontoon.
- 1.7 The excavated material would be spread on three grassed areas along the river frontage at a depth of no more than 300-400mm.
- 1.8 The proposed increase in the size of the downstream marina is proposed due to demand for larger boats to moor here. No additional moorings would be created, but there would be space for longer, and likely wider boats, so the total number of moorings available could reduce. In the upstream marina, the set back is proposed so a floating pontoon can be provided to improve access to boats in this tidal area.

2 Site History

- 2.1 Planning permission exists for ten residential moorings across the existing moorings (BA/2015/0251/FUL, BA/2016/0064/COND and BA/2016/0356/COND as amended on appeal BA/2017/0001/COND).

- 2.2 There have been a number of other planning applications at this site in recent years, but none are relevant to the consideration of this proposal.

3 Consultations

3.1 Consultations received

Parish Council – Concerns over the number of vessels allowed to moor as this appears to be increasing – how is this monitored? Concerns over potential increased traffic through the village.

District Member – No response.

Norfolk and Suffolk Boating Association - No response.

3.2 Representations received

None received.

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.

[NPPF
Development-Plan-document](#)

DP2 – Landscape and Trees

DP4 – Design

DP13 – Bank Protection

CS1 - Landscape Protection and Enhancement

[Core Strategy Adopted September 2007 pdf](#)

- 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.

DP16 - Moorings

4.3 Neighbourhood Plan

There is no Neighbourhood Plan published or in preparation for this area.

5 Assessment

- 5.1 In principle, the alteration of the existing marina is acceptable in accordance with Policy DP16, subject to compliance with the criteria of that policy and acceptability of the design and impact on trees.
- 5.2 It is stated the proposals would not increase the overall number of moorings on the site, only allow larger boats to moor in the downstream marina and for better access to existing moorings in the upstream marina. On this basis, the proposal would not increase the amount of activity on site or traffic to the site. The proposals are entirely within the existing basins off the main river, affect only banks with existing piling and make use of the existing services and facilities. It is therefore considered the proposals comply with criteria (a), (c) and (e) of Policy DP16. The areas adjacent to where the banks would be cut back are either hard surfaced or grass with low potential for protected species and provide only access and amenity space to the moorings, so the proposal would not affect protected species or habitats or prejudice the current or future use of the land in accordance with criteria (b) and (d). As the proposal would not create any additional moorings, criteria (f) to (k) are not relevant. The proposal can therefore comply with Policy DP16, subject to further consideration of criterion (b) below.
- 5.3 In terms of design, the height of the piling would be no higher than that existing on the riverbank, there would be no piling of unpiled banks and the pontoons would match the appearance of existing. The most significant change would be the appearance of the plastic piling compared to the existing steel piling where this would be seen between the bottom of the waling and the waterline. The piling would have a similar profile to the existing steel piling, but the surface would be smoother, harder and more uniform. The appearance of steel changes over time as it develops a patina, it does not weather and assimilate with the landscape as well as timber can do, but its appearance does soften and have some depth. Plastic is a relatively new piling material and its long term performance and appearance in the Broads is not known. It does, however, have a long lifespan and is manufactured from recycled material, so has some sustainability benefits.
- 5.4 The piling is contained within the basins and the only part which would be visible from outside the site is that at the entrance to the upstream basin. The visibility of any of the piling would vary depending on the water level and there is a 750mm range in this area. It is considered that a double timber waling to screen the top 400mm and a dark grey colour for the piling would make this material more recessive and assimilate better with the retained timber and steel piling elsewhere in the marina and the rural character. However, the applicant has not agreed to adopt these changes and asked that the proposal is considered as submitted. Whilst a double waling and darker colour piling material would be the optimum solution, it is not considered the lighter colour piling with a single 200mm waling would have any significant adverse impact on the appearance of the marina or character of the area. On balance, the proposal is therefore considered acceptable in design and materials in accordance with Policies DP4, DP13 and criterion (b) of Policy DP16.

- 5.5 It is proposed to deposit the excavated material on the adjacent bank. Subject to the appropriate tree protection measures and a method statement, it should have no have a detrimental impact on the adjacent trees in accordance with Policy DP2.

6 Conclusion

- 6.1 The proposal would alter existing moorings whilst not increasing the number of berths. The main effect would therefore be the visual impact of the alterations and introduction of plastic piling. On balance the proposal is considered acceptable and there should be no detrimental impact on adjacent trees subject to a condition requiring a method statement and protection plan.

7 Recommendation

Approve subject to conditions

- i. Standard time limit
- ii. In accordance with approved plans
- iii. Prior to commencement, submission and agreement of Tree Survey, Method Statement and Protection Plan

8 Reason for Recommendation

- 8.1 In the opinion of the Local Planning Authority the proposed development is acceptable in accordance with Policies DP2, DP4, DP3 and DP16 of the adopted Development Management Policies (2011), Policy CS1 of the adopted Core Strategy (2007) and the National Planning Policy Framework (2012) which is a material consideration in the determination of this application.

9 Note by Solicitor and Monitoring Officer

- 9.1 In accordance with the procedures set out in paragraph 2 of the Code of Conduct for Members on Planning Committee and Officers, I have been informed of this application. I have read the file and this draft report on 20th November 2017 and the relevant declarations of interest. I confirm that I consider that this matter has been dealt with in accordance with normal processes and procedures and the recommendation appears uncoloured by the relationship noted in this report. I have asked that this paragraph be inserted into the report.

Background papers: BA/2017/0401/FUL

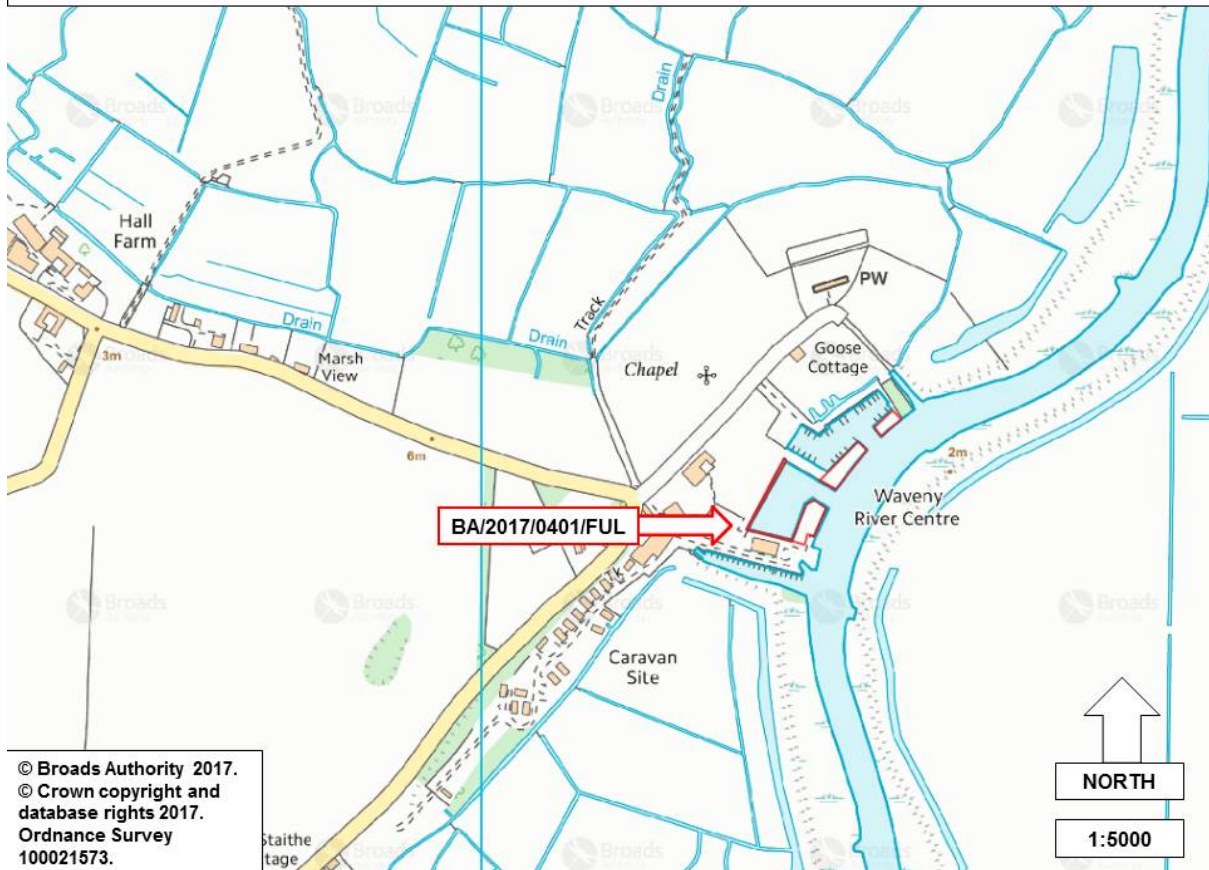
Author: Maria Hammond

Date of report: 22 November 2017

Appendices: Appendix 1 – Map

APPENDIX 1

BA/2017/0401/FUL - Waveney Inn And River Centre



Reference:

BA/2017/0391/COND

Location

Deerfoot 76 Lower Street, Horning

BA/2017/0391/COND - 76 Lower Street



Application for Determination
Report by Planning Officer

Target date:	14 December 2017
Parish:	Horning
Reference:	BA/2017/0391/COND
Location:	Deerfoot, 76 Lower Street, Horning
Proposal:	Variation of condition 2, approved plans or permission of BA/2017/0010/HOUSEH
Applicant:	Mr Len Funnell
Recommendation:	Approve subject to conditions
Reason for referral to Committee:	Applicant is related to a Member of the Navigation Committee

1 Description of Site and Proposals

- 1.1 The application site is a two storey, detached riverfront dwelling in the village of Horning. The substantial render and timber clad dwelling has an integral boathouse and balconies on the riverfront (west) and north elevations. Mooring cuts to neighbouring properties exist either side, to the north there is a roadside dwelling with a curtilage extending to the river, while to the south the neighbouring dwelling is also at the riverfront. A dwelling exists to the immediate rear of the application site, on higher ground at the roadside and these two dwellings and that to the south share an access from the road. They are also all in the same ownership and are currently all let as holiday accommodation. The site is in the Horning Conservation Area.
- 1.2 Earlier in 2017, planning permission was granted for a two storey side extension and new attached garage (BA/2017/0010/HOUSEH).
- 1.3 The garage was to be attached to the northern side of the rear elevation, adjoining a single storey utility room and in an area which is currently grass. This garage would measure approximately 6 metres by 6 metres in footprint and be single storey with a dual pitched roof at approximately 4.5 metres above ground level. It would be rendered to match the lower parts of the

dwelling and have a window in the end elevation and large roller shutter door on the south elevation to the existing drive and parking area.

- 1.4 This application proposes varying condition 2 of that approval to apply to amended plans with an alternative proposal for the garage. Rather than providing garage accommodation in a new extension, it is proposed to provide this within the existing attached wet boatshed on the southern side of the dwelling. There would be no extension to the external footprint, only the provision of a ramp up on the east elevation to a new sectional up and over door in place of an existing personnel door and small window. Internally, approximately 5 metres of the existing 12 metre long wet dock would be built over with a beam and block floor. The dock would not be infilled so the water would remain beneath the new floor and this alteration would be reversible. A new blockwork wall internally would separate this new garage from the retained boatshed and a decking walkway would be provided across the end of the remaining wet dock.

- 1.5 The side extension would remain as approved.

2 Site History

BA/2005/1309/HISTAP Erection of two-storey replacement dwelling – Approved subject to conditions

BA/2017/0010/HOUSEH Garage and extension - Approved subject to conditions

3 Consultation

Parish Council – The Parish Council supports this application.

District Member – the application can be determined by the Head of Planning.

Representations

None received at time of writing report, consultation period ongoing.

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.

[NPPF
Development-Plan-document](#)

DP4 - Design

- 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.

DP5 – Historic Environment

DP28 – Amenity

Neighbourhood plans

- 4.3 There is no neighbourhood plan in force for this area.

5 Assessment

- 5.1 The application proposes amending an approved scheme to alter an dwelling and this is acceptable in principle. The main considerations are the design, impact on the Conservation Area, flood risk and impact on amenity.
- 5.2 The only external change would be the provision of a large up and over door on the east elevation facing the driveway. This would be of the same scale and similar in appearance to an existing roller shutter door to the boatshed on the river elevation. It would be visible when looking down the drive from Lower Street, but it is not considered to significantly alter the appearance of the dwelling or be inappropriate in design or material to the dwelling. Any impact of this alteration on the appearance of the dwelling and character of the Conservation Area would be far reduced from the approved garage extension which was considered acceptable and the proposal is considered acceptable in accordance with Policies DP4 and DP5. The agent has advised that there would be no additional need for boatshed accommodation on the site as a result of the proposal.
- 5.3 In terms of flood risk, the proposal would not affect the capacity of the existing wet dock and the level of the new floor would match the existing so the proposal is acceptable in accordance with the Environment Agency's flood risk standing advice.
- 5.4 The proposal would have less impact on the amenity of neighbouring occupiers than the approved garage extension and is acceptable in accordance with Policy DP28.
- 5.5 It should be noted that whilst this proposed as an alternative to the existing permission, approving this application would result in a situation where either permission could be implemented. In theory, both permissions could be lawfully implemented and it would be necessary to enter into a section 106 agreement to prevent this if it were considered necessary. However, it is not considered that the risks or impacts of both permissions being implemented are so significant to justify this here.

6 Conclusion

- 6.1 The application proposes altering an existing permission to provide garage accommodation within an existing boatshed instead of as a new extension. As a result, the only external change would be the provision of a large up and over door. This is acceptable in design and heritage terms and the proposal would have no adverse impacts in terms of flood risk or amenity. It is therefore considered acceptable.

7 Recommendation

Approve subject to conditions

- (i) Standard time limit
- (ii) In accordance with approved plans
- (iii) Materials to match existing
- (iv) Removed permitted development rights for extensions

8 Reason for recommendation

- 8.1 The proposal is considered acceptable in accordance with Policies DP4, DP5 and DP28 of the adopted Development Management Policies DPD (2011) and the National Planning Policy Framework (2012) which is a material consideration in the determination of this application.

9 Note by Solicitor and Monitoring Officer

- 9.1 In accordance with the procedures set out in paragraph 2 of the Code of Conduct for Members on Planning Committee and Officers, I have been informed of this application. I have read the file and this draft report on 20th November 2017. I confirm that I consider that this matter has been dealt with in accordance with normal processes and procedures and that the recommendation appears uncoloured by the relationship noted in this report. I have asked that this paragraph be inserted into the report

Background papers: BA/2017/0391/COND

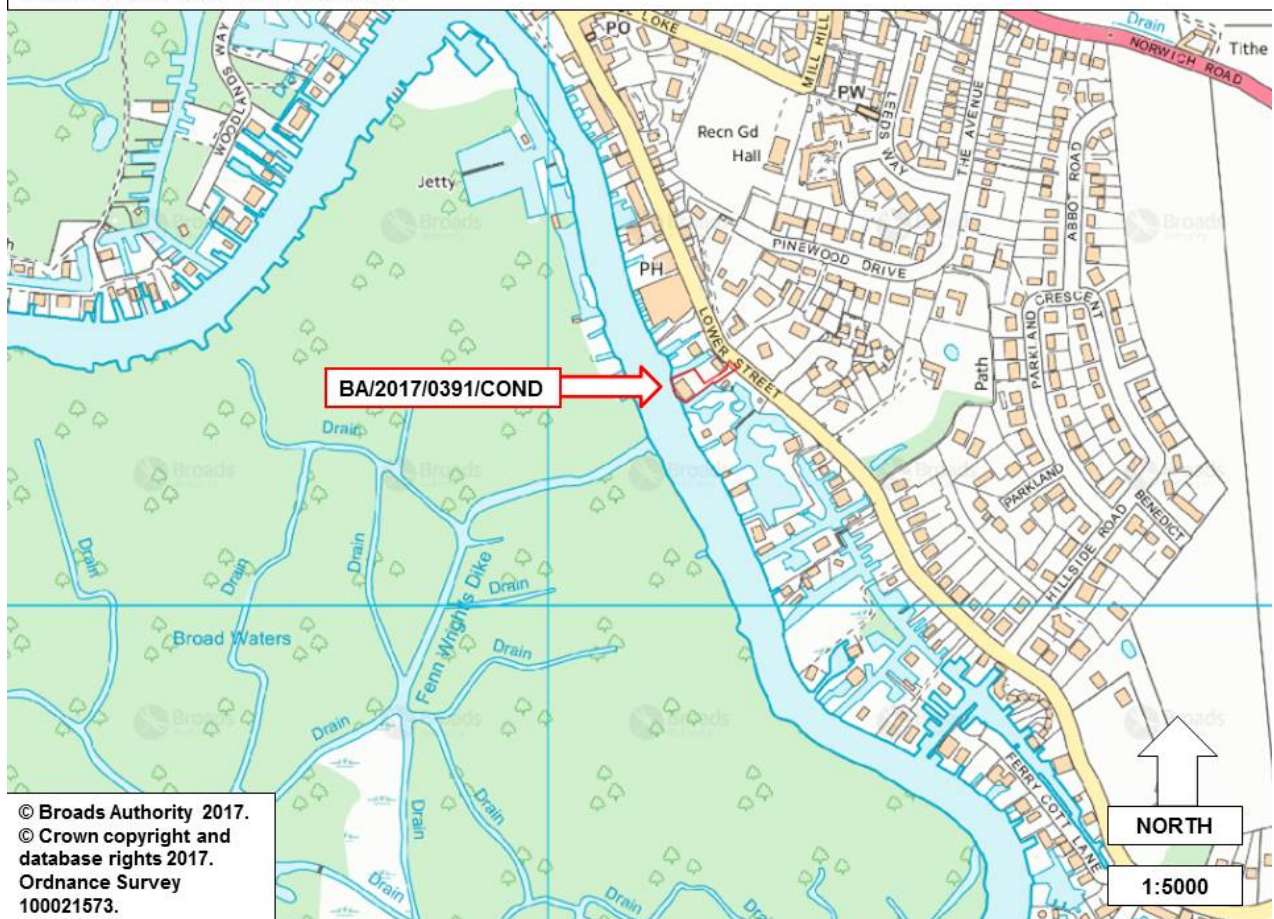
Author: Maria Hammond

Date of report: 22 November 2017

Appendices: Appendix A – Location Map

APPENDIX A

BA/2017/0391/COND - 76 Lower Street



Reference:

BA/2017/0340/HOUSEH

Location

12 Bureside Estate, Crabbetts Marsh, Horning

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 Ordnance Survey
 100021573.

Application for Determination
Report by Planning Officer

Target date:	15 December 2017
Parish:	Horning
Reference:	BA/2017/0340/HOUSEH
Location:	12 Bureside Estate, Crabbetts Marsh, Horning
Proposal:	Boathouse, quayheading and boardwalk
Applicant:	Mr Martin Dibben
Recommendation:	Approve subject to conditions
Reason for referral to Committee:	Third party objections

1 Description of Site and Proposal

- 1.1 The application site, as defined by the submitted location plan, is a holiday dwelling and its curtilage at 12 Bureside Estate - the riverside estate of dwellings and moorings at Crabbetts Marsh, just upstream of the village of Horning. The dwelling and its curtilage sit on the riverfront towards the upstream end of this development. A private dyke runs parallel with the river to the rear of the river fronting plots and a series of further dwellings and moorings runs 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 detached storey and a half dwelling sits in the western, upstream part of the site, with a detached single storey boat store to the rear and wet dock and slipway to the eastern side. The remainder of the curtilage lies to the east of the dwelling and occupies a plot which was, until relatively recently, in separate ownership and use. It was known as 'Plot 11' and was something of an anomaly, being a vacant, undeveloped plot within a continuous run of dwellings fronting the river. It has timber quayheading to the river and although the plot was maintained, as far as our records indicate, the land and its river frontage were not used. In 2016, following purchase by the applicant,

planning permission was granted for it to be used as residential curtilage (BA/2016/0115/CU). No operational development was proposed and the permission simply changed the use, allowing it to be used incidental to the enjoyment of the dwelling. Since that permission was granted, a section of the boundary fence which previously divided it from the dwelling has been removed to allow access and some ornamental planting has been provided along the rear boundary. It is otherwise laid to lawn and has trees each side towards the rear. There are views across the site to and from the river, including from dwellings and plots across the rear dyke, the private path that provides access to these and from the windows of the neighbouring storey and half dwelling to the east, Windward.

- 1.3 The application proposes the construction of a boathouse, quayheading and boardwalk. The boathouse would be sited on the eastern part of what was formerly Plot 11, 2 metres from the side boundary and 2.5 metres from the rear boundary. The boathouse would measure 7 metres by 12 metres in footprint and sit over a new wet dock measuring approximately 5 metres by 21.5 metres with timber quayheading. The front of the boathouse would be set back approximately 10.5 metres from the river and a boardwalk would run along the western side of wet dock to the river. It would have a dual-pitched roof at a ridge height of approximately 5.5 metres covered in cedar shingles over light blue coloured timber featheredge boarding - both materials would match the dwelling. The east elevation would have one personnel door and the west would have two as well as two windows. Each gable would have glazing also and the south elevation to the river would have a roller shutter door. Internally, a 0.8 metre wide walkway would run around each side of the dock. There would be no first floor and no means of accessing the roof space.
- 1.4 Two relatively small trees would require removal in the area of the boathouse and a landscaping scheme is proposed across the rest of the site, including full removal of the fence that previously divided the two plots and provision of soft landscaping and gravel/bark paths across the existing lawn.

2 Site History

BA/2004/1351/HISTAP Certificate of Lawfulness for existing use of property as holiday dwelling – Issued

BA/2004/1381/HISTAP Certificate of Lawfulness for permanent residential use – Refused

BA/2006/1243/HISTAP Erection of two-storey replacement holiday dwelling – Approved subject to conditions

BA/2007/0081/FUL Proposed replacement dry boatshed and wind generator - Approved subject to conditions

BA/2007/0294/FUL Insertion of two roof windows and two solar panels -- Approved subject to conditions

BA/2011/0395/FUL Renewal of Existing quayheading - Approved subject to conditions

BA/2016/0115/CU Change of use to residential garden to Sedgemere, 12 Crabbetts Marsh – Approved subject to conditions

3 Consultation

Parish Council – The Parish Council supports this application.

District Member – The application can be determined by the Head of Planning.

Representations

Representations have been received from seven neighbouring plot owners in response to the initial and/or re-consultation. These raise objections on the basis of: the boathouse being described as ‘small’; believing policies would not allow the plot to be built on; that this undeveloped plot should remain undeveloped; the effect on views from neighbouring properties and the path; concern an upper floor may be added for residential use; over-intensive use and suburbanisation; wind obstruction; tree removal; unneighbourly and overbearing development; loss of daylight; removal of marsh; covenant on the land and queries over ‘curtilage’ use of plot.

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.

[NPPF
Development-Plan-document](#)

DP2 - Landscape and Trees
DP4 - Design
DP13 - Bank Protection

[HOR4 – Waterside Plots](#)

CS1 – Landscape Protection and Enhancement
[Core Strategy Adopted September 2007 pdf](#)

- 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.

DP28 – Amenity

Neighbourhood plans

- 4.3 There is no neighbourhood plan in force for this area.

5 Assessment

- 5.1 The application proposes the erection of a boathouse and associated works in the curtilage of a dwelling for use incidental to the enjoyment of that dwelling and this is acceptable in principle. It is noted that the dwelling is restricted to holiday use only but this does not affect the principle of the proposal. Dwellings, including holiday dwellings, generally benefit from permitted development rights for ancillary buildings, which could include boathouses. In this case, the change of use to residential curtilage was subject to the removal of these permitted development rights.
- 5.2 It is appreciated that many representations object to the principle of any development here. It is the case that pre-application advice has been provided on a number and variety of schemes here, for example construction of a new dwelling, and the advice has been that planning permission would not be granted. This has been interpreted locally as meaning no development would be acceptable here whereas the pre-application advice has only related to the pre-application proposal(s). Consequently, there is disappointment locally that the scheme has come forward. There has been some misinterpretation about which policies apply to the site and the current proposal.
- 5.3 There has also been some misinterpretation locally about which policies apply to the site and the current proposal and it is useful to explain this. Had the land been simply a mooring plot, the erection of a boathouse or other building upon it would likely be contrary to Policy DP17 - a policy which relates only to leisure and mooring plots and does not allow for the creation of any new plots or building upon existing plots. Prior to the change of use to residential curtilage, however, the land was not a mooring plot, it had a nil planning use. Some representations have suggested that the application for change of use to residential curtilage was a precursor to this application for a boathouse and a means of circumventing policy. Some representations also suggest that Policy DP17 is applicable here, which it is not. Whatever the route to this application has been, it proposes a boathouse within the curtilage of a (holiday) dwelling and, in principle, this is acceptable.
- 5.4 The key considerations are therefore the design and impacts on the character of the area, amenity, geodiversity and biodiversity, landscaping and navigation.

Design and character of the area

- 5.5 In terms of siting, the boathouse would be at the furthest point from the dwelling, leaving a large gap (over 18 metres) between the two. In visual

and functional terms it may be preferable to site it closer to the dwelling, however this may have a greater impact on properties to the rear and would require the removal of two mature willows and a silver birch which positively contribute to the character and amenity of the area. Whilst there is no right in law or in planning to a private view, the gaps between buildings allow views to the river from this group of properties and the private path to access them as well as views from the river to the buildings and woodland beyond. This adds to the understanding and enjoyment of the area by those on water and land. The proposed siting would retain views in both directions, and whilst these may be reduced from some aspects, it would not be to an extent which is unacceptable.

- 5.6 It is noted representations have objected to the architect's description of the building as 'small' in the application documents. The building would not be insubstantial and its scale is dictated by the boat it has been built to house. Amendments have been made since the application was first submitted and the scale has been reduced by removing a dry boatstore to the rear. Relative to the dwelling it would serve, it would be subservient and not dissimilar in scale to other ancillary and independent boathouses in the area. It is noted that some of the smaller single storey chalets are also of a similar scale. The form is simple and traditional and the fenestration has been reduced to ensure the building has an ancillary boathouse appearance, rather than appearing more domestic. The detailed design and materials would match the dwelling, tying the two together visually and reinforcing the functional relationship between them.
- 5.7 The timber quayheading would match the existing along the river frontage and there is no objection in principle to the creation of a wet dock, subject to considerations of geodiversity addressed below. The extent of boardwalk has been significantly reduced from the original proposal and is now at an acceptable level.
- 5.8 Site Specific Policy HOR4 seeks to protect the area from over-intensive development and suburbanisation (including from the character of quayheadings and boundary treatments) and highlights the low key and lightweight forms of building characteristic of the area. The proposed boathouse, quayheading and boardwalk, in terms of siting, scale, form and design are considered appropriate to the area and would not result in either over-intensive development nor suburbanisation. It should be noted that some representations have referred to Policy HOR6. This policy relates to the land north of the waterside plots which is largely undeveloped wet woodland and is not applicable to this site or proposal.
- 5.9 The scale and siting will be considered further below in relation to amenity, however in terms of design and the impact on the character of the area, the proposal is acceptable in accordance with Policies DP4 and HOR4.

Amenity

- 5.10 The objections received include significant concerns regarding the impacts on neighbouring dwellings. Whilst the loss of private views is not a material planning consideration, it is noted that views towards and up the river from Windward (to the immediate east) and Sedgeway (to the immediate north) would be affected by the proposal. Overbearing, overshadowing and loss of light as a result of the development are material considerations. Sedgeway to the rear is over 20 metres from the proposed building, across the dyke. By virtue of this distance and retention of the open area to the west of the building directly in front of Sedgeway, it is not considered that the proposal would have an overbearing effect on this dwelling or any overshadowing or loss of light.
- 5.11 Windward to the east is closer. The boathouse would be approximately 2 metres from the boundary to this dwelling (which is occupied as a permanent residence) and there is a gap of approximately 5 metres between the dwelling and this side boundary, an area used for parking. This dwelling has a door and three ground floor windows on the elevation that would face the side of the boathouse and ground and first floor windows and a balcony on the river elevation have an oblique view across the front of the site. The amendments made to the proposal reduce the length of the building and set it further back into the plot, in line with the front of Windward. This would maintain the open frontage (and largely unobscured views of the river from the front elevation) and, whilst the development would change the outlook, it is not considered that the boathouse is of such a scale, form or siting that it would result in overbearing, overshadowing or loss of light to this neighbouring dwelling to such an extent as to result in unacceptable impacts on amenity or justify a refusal of permission on this basis.
- 5.12 Therefore, whilst it is accepted that the proposal would affect the outlook of neighbouring properties, particularly Sedgeway and Windward, and the visual amenity of those using the rear dyke and path and the river, it is not considered that any impacts on amenity would be so significant as to be unacceptable and contrary to Policy DP28.

Geodiversity and biodiversity

- 5.13 The application site is within a marsh area that has been developed over the years. As such, the site has high potential for peat soils and the proposal would result in the excavation of a wet dock 5 metres by 21.5 metres and 1.5 metres deep. A Boring Survey has been undertaken which identified there is peat within the area to be excavated, but that it is generally in poor condition, having been modified by the deposition of dredged material on top in the past. The application proposes depositing the excavated material across the site as the wet ground conditions would keep this close to the water table, reducing oxidation and the release of carbon. This is an appropriate solution and the proposal is acceptable with regards peat soils and geodiversity. In order to manage any impacts on

biodiversity, conditions requiring agreement of any external lighting and installation of biodiversity enhancements are considered necessary. Subject to these conditions, the proposal is considered acceptable in accordance with Policy DP1.

Landscaping

- 5.14 A landscaping scheme has been submitted proposing planting across the site and no additional hard surfaces. The existing boundary fence between the two previously separate plots is proposed to be removed and it is considered this and the low level planting scheme would help visually unite the two plots and complement the development. The two young trees that would be removed to accommodate the development would not be replaced and in order to retain the openness of the plot and maintain views across it, this is acceptable. The retention of the two mature willow and trees and a silver birch nearer the dwelling is welcomed. Whilst designed domestic gardens of this nature are not typical of this area where many plot frontages are just laid to lawn, the proposal is not unacceptable in landscape terms in accordance with Policy DP2 and criterion (b) of Policy HOR4.

Navigation

- 5.15 It is not considered that the creation of a new wet dock on this relatively wide section of river would have any adverse impact on navigation. The erection of a building on this currently open site may create a wind obstruction to sailing boats and it is noted this is a well-used stretch of river with Horning Sailing Club downstream. This is, however, a well developed stretch of riverbank and the proposal would retain an open gap between the boathouse and dwelling. It is not therefore considered the proposal would have any unacceptable impact on navigation.

6 Conclusion

- 6.1 The application proposes the erection of a boathouse within the curtilage of a dwelling; land which has previously been open and undeveloped. The existing development in this area is generally low key and lightweight and the semi-natural character of the area is appreciated with glimpsed views of the wet woodland to the rear and open marshes opposite and upstream. Accordingly, Site Specific Policy HOR4 seeks to protect the area from over-intensive development and suburbanisation.
- 6.2 The erection of a boathouse ancillary to the dwelling is acceptable in principle and it is considered that the siting, scale, form, design and materials are appropriate to the character of the area and would not result in over-intensive development or suburbanisation. It is appreciated that the proposal would change the appearance of this previously open, undeveloped plot and that the building would impact on views of the site and across it from the river, neighbouring properties and the private path. However, it is not considered that the scale and siting of the building is such that any impacts on the visual

amenity of the area and its users or the residential amenity of neighbouring occupiers would be unacceptable or contrary to Policy DP28.

- 6.3 Subject to appropriate conditions, the proposal is considered acceptable with regards geodiversity, biodiversity, landscaping and navigation. It is therefore recommended for approval.

7 Recommendation

Approve subject to conditions

- (i) Standard time limit
- (ii) In accordance with approved plans
- (iii) Biodiversity enhancements to be agreed
- (iv) Landscaping scheme to be completed in first available planting season
- (v) Replacement planting within five years if any plants die
- (vi) No external lighting without agreement
- (vii) Use ancillary to dwelling

8 Reason for recommendation

- 8.1 The proposal is considered acceptable in accordance with Policy CS1 of the adopted Core Strategy (2007), Policies DP1, DP2, DP4, DP13 and DP28 of the adopted Development Management Policies DPD (2011), Policy HOR4 of the adopted Site Specific Policies Local Plan (2014) and the National Planning Policy Framework (2012) which is a material consideration in the determination of this application.

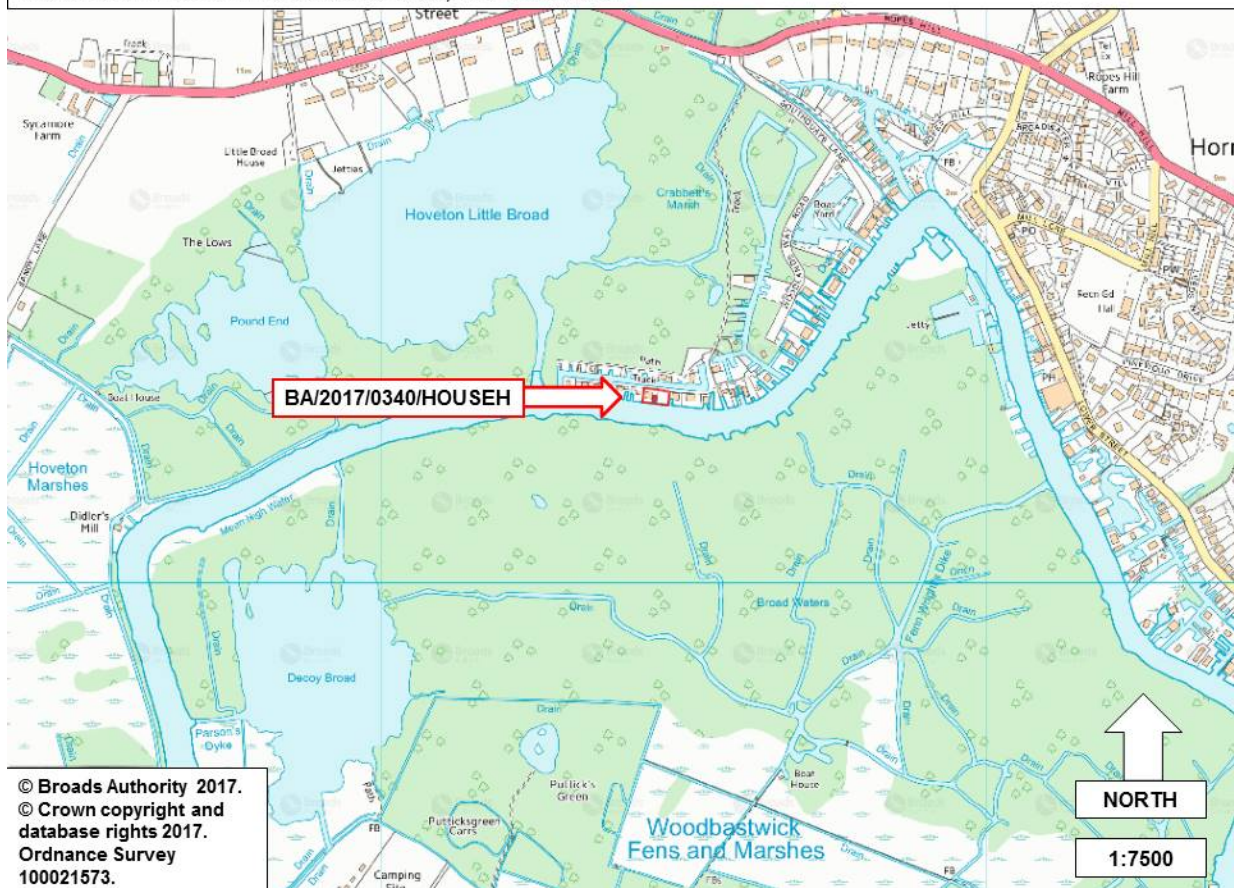
Background papers: BA/2017/0340/HOUSEH

Author: Maria Hammond

Date of report: 23 November 2017

Appendices: Appendix 1 – Location Plan

BA/2017/0340/HOUSEH - 12 Bureside Estate, Crabbetts Marsh



Reference:

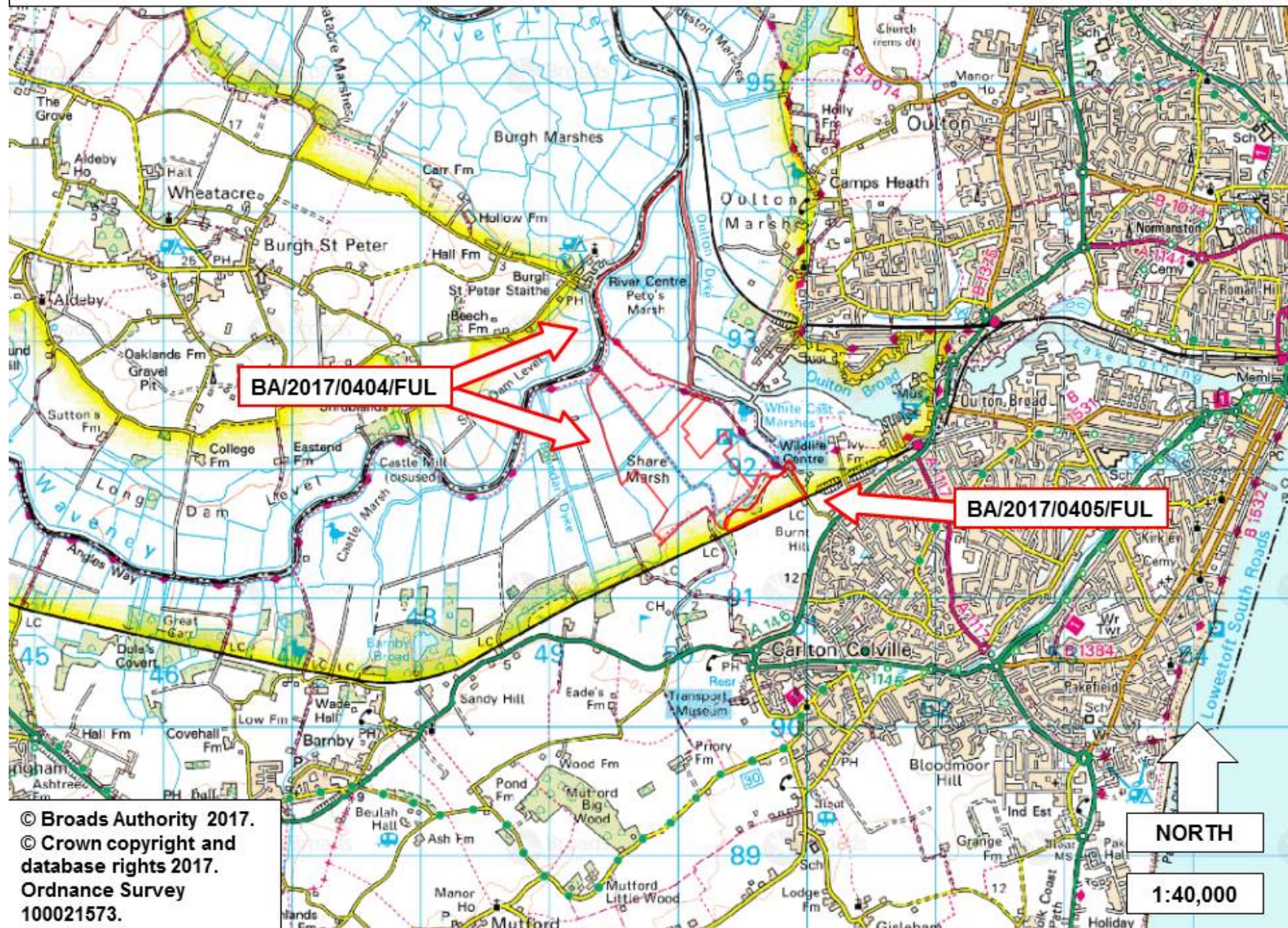
BA/2017/0404/FUL

BA/2017/0405/FUL

Location

Carlton Marshes Nature Reserve, Carlton Colville

BA/2017/0404/FUL - Carlton Marshes Nature Reserve and BA/2017/0405/FUL - Study Centre, Carlton Marshes



Application for Determination
Report by Planning Officer

Parish	Carlton Colville
Reference	BA/2017/0404/FUL Target date 13 February 2018 BA/2017/0405/FUL
Location	Carlton Marshes Nature Reserve, Carlton Colville
Proposal	Habitat creation within two blocks of arable marsh (BA/2017/0404/FUL). Erection of new visitor centre and conversion of existing education centre to single dwelling (BA/2017/0405/FUL).
Applicant	Suffolk Wildlife Trust
Recommendation	Site Visit
Reason for referral to Committee	Major Application

1 Introduction

- 1.1 The existing Suffolk Wildlife Trust site known as Carlton Marshes Nature Reserve is the subject of a major project to almost double the size of the existing reserve and provide new 'gateway' facilities. The wider scheme seeks to restore the natural wetland landscape through habitat creation, while the 'gateway' facilities, primarily in the form of a new visitor centre, seeks to encourage more people to visit, use and appreciate the reserve. The expanded reserve will become the Trust's 'flagship' reserve which is proposed to become the 'Suffolk Broads National Nature Reserve'.
- 1.2 The proposals for the habitat creation and visitor centre are two distinct elements of one overall project and as such have been submitted as two complementary planning applications. The sites are on adjoining areas of land and would form part of one functioning nature reserve, therefore the proposed site visit would encompass both application areas.

2 Description of Site

- 2.1 The existing Nature Reserve site is located to the west of Lowestoft, predominantly either side of Oulton Dyke and as far south as the railway line from Beccles to Oulton Broad South. The Nature Reserve comprises a

number of interlinked or adjacent marshes across a wide expanse of marshland, separated by dykes and drains. The primary route into the nature reserve is via an existing education centre which also features a sizeable car park.

- 2.2 The existing site comprises Oulton Marshes which is sited to the east and north of Oulton Dyke, White Cast Marshes which is sited to south of Oulton Dyke and east of Slutton's Dyke, and Castle Marshes which is sited approximately 1km to the west and on the southern bank of the River Waveney. The existing site is mostly grazing marsh but also includes some areas of reedbed, fen meadow, scrub, open water and alder carr within the floodplain. In total the Nature Reserve site covers approximately 163 hectares. The education centre is located to the south of the site and accessed via Burnt Hill Lane, this forms part of an old barn complex, the remainder of which is in private residential use. The car park for the centre and visitors lies to the front (north) of the education centre.
- 2.3 Access to the Nature Reserve is by private vehicle via Burnt Oak Lane to the south, or via Church Lane which is sited to the east of Oulton Marshes. The Angles Way footpath runs across the site on a section that runs from Lowestoft to Beccles. A foot ferry runs from the Waveney River Centre which is located across the River Waveney from Peto's Marsh. There are also moorings available at the Dutch Tea Gardens which is located on Oulton Dyke adjacent to Oulton Marsh.
- 2.4 The proposed habitat creation site comprises two substantial areas of arable marsh which are adjacent to the existing Nature Reserve site, and which the Trust is in the process of purchasing. The site is made up of Peto's Marsh comprising approximately 76 hectares in effectively an inverted 'V' shape defined by the River Waveney and Oulton Dyke, and Share Marsh comprising approximately 68 hectares which is of an irregular shape and is sited to the south of Peto's Marsh and west of White Cast Marsh. The site is a flat area of marshland that was previously under arable cultivation but has now been allowed to revert to rough grassland with not insignificant areas of reed growth. There are a number of foot drains running across each site, and a well established track runs diagonally across Share Marsh.
- 2.5 The proposed visitor centre is on an area of land to the southern edge of the existing Nature Reserve site and encompasses the existing education centre and car park. The site, comprising an area of 11.33 hectares and made up of arable fields and part nature reserve, is bounded by Burnt Hill Lane to the east, the Oulton Broad South to Beccles railway line to the south, and Landspring Drain to the north and west. The land rises gently from north to south. The proposed visitor centre building would be sited 90m to the south-west of the existing education centre, adjacent to and running parallel with Landspring Drain.
- 2.6 Part of the site at its south-eastern point is within an area designated as the Sprat's Water and Marshes Site of Special Scientific Interest (SSSI), Broadland Special Protection (SPA), Broads Special Area of Conservation

(SAC), and a Ramsar site. The majority of the designated area is sited to the east/south east of the habitat creation site area. In relation to the visitor centre site area the existing nature reserve elements are within the designated areas, with the arable field elements being on adjacent land. Although not currently designated as a BAP Habitat the site has been identified as having high potential for future designation.

3 Proposed Development

BA/2017/0404/FUL - Habitat Creation

- 3.1 The primary objective of the scheme is to increase the amount of good quality wetland habitat in this part of the Broads through habitat creation. The existing reserve will almost double in size, and the proposals will significantly improve the overall biodiversity value, as well as making the site more adaptable and resilient to future changes as a consequence of climate change impacts.
- 3.2 A secondary objective, linked to the separate planning application for a new visitor centre and car park, is to improve access and viewing opportunities for people within the new reserve, without compromising the biodiversity interest. This will be achieved through the extension of existing trails, use of public rights of way, creation of new permissive paths, and the installation of new hides and viewpoints.
- 3.3 A summary of the proposed works is as follows:
 - Major earthworks
 - Low-level bunds and water level management structures, including a windpump
 - Floodbank strengthening along the River Waveney and Slutton's Dyke
 - Improvements to access routes used by visitors including new and extended hard surfaced paths
 - New boardwalk and widening of an existing path
 - Construction of six hides and viewing platforms
- 3.4 Peto's Marsh is proposed as a large reedbed through a combination of reedswamp, dykes and open water pools. The area will be subdivided into four separate management compartments through the installation of low-level bunds and water control structures. One compartment will have scrapes and low intensity grazing to create wet, tussocky grassland with a reeded fringe. The other three compartments will have deeper pools and wet reed that would be managed by rotational cutting. Part of the historic dyke pattern will also be reinstated. A perimeter bund, located just inside the existing soke dyke, would also need to be constructed.
- 3.5 Share Marsh is proposed as the re-instating of wet grassland and fen meadow through the addition of new lengths of dyke, foot drains, shallow scrapes and turf ponds. This will replicate the habitats already present on the adjoining part of the existing reserve including the part designated as a SSSI. A raised earth track running parallel to the Share Marsh track and public

footpath that runs down to the IDB pump will be provide, this will be used for machinery access in order to minimise tracking on the footpath which could cause damage and conflict with visitor access.

BA/2017/0405/FUL - Visitor Centre

- 3.6 This application is primarily in the form of visitor centre building. In addition to providing resources for visitors to the Nature Reserve it will also feature a café and shop. The centre will include a large education room, an external education pavilion, a viewing deck facing north across the reserve, a staff room, and storage areas. For unpaid interns working with Suffolk Wildlife Trust two short term bedsit units are proposed. The façade of the building would be a mix of frameless structural glass and vertical timber cladding, with a zinc roof.
- 3.7 The existing education centre has a footprint of approximately 207sqm, the proposed visitor centre would have a useable footprint of approximately 448sqm, but taking into account the roof overhang and covered walkways the overall footprint would be approximately 744sqm.
- 3.8 Immediately south of the proposed visitor centre is a 'discovery play landscape' which would fill the space between the visitor centre and railway line to the south. The play landscape will predominantly be formed by grass slopes and ramps.
- 3.9 A new car parking area will be provided to the east of the proposed visitor centre, with a new access from Burnt Hill Lane a short distance to the south.
- 3.10 It is proposed to change the existing education centre to a single residential dwelling along with conversion of part of the existing car park area to provide a garden and parking area for the new dwelling, with the remainder of the car park reverting to agricultural land.
- 3.11 Other works include the widening of Landspring Drain where it passes the proposed visitor centre, the provision of improved disabled access, and fencing and access gate along part of Burnt Hill Lane.
- 3.12 The removal of the three grain silos and derelict farmhouse form part of the proposed works.

4 Main issues

BA/2017/0404/FUL - Habitat Creation

- 4.1 The main issues in the determination of the habitat creation application are likely to be the impact on the character and appearance of the area, the effect on biodiversity and the impact on the local hydrology.

BA/2017/0405/FUL - Visitor Centre

- 4.2 The main issues in the determination of the visitor centre application are likely to be the impact on the character and appearance of the area, site layout and design issues, the effect on biodiversity and the designated areas of the site, impact on the residential amenity, impacts on highway safety, sustainable construction, flood risk, and the principle of conversion of the existing centre to residential use.
- 4.3 These matters will be outlined in detail and an assessment provided in a report to a subsequent Planning Committee.

5 Policies

- 5.1 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 these applications.

[NPPF](#)

[Core Strategy \(adopted 2007\)](#)

CS1 Landscape Protection and Enhancement
CS2 Nature Conservation Designations
CS4 Creation of New Resources
CS5 Historic and Cultural Environments
CS8 Response to Climate Change
CS9 Sustainable Tourism
CS11 Tourism and recreation development
CS16 Access and Transportation
CS17 Recreational Access to Land
CS24 Residential Development

[Development Management Policies \(adopted 2011\)](#)

DP1 Natural Environment
DP2 Landscape and Trees
DP3 Water Quality and Resources
DP4 Design
DP11 Access on Land
DP29 Development on Sites with a High Probability of Flooding

- 5.2 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 these applications.

[Core Strategy \(adopted 2007\)](#)

CS7 Environmental Protection
CS18 Rural Sustainability
CS20 Development and Flood Risk

[Development Management Policies \(adopted 2011\)](#)

DP5 Historic Environment

DP14 General Location of Sustainable Tourism and Recreation Development
DP21 Conversion of Buildings in the Countryside
DP28 Amenity

6 Recommendation

- 6.1 It is recommended that Members undertake a site visit prior to determining these applications. Taking into account the rural and isolated location and the nature and scale of works proposed it is considered Members would benefit from viewing the proposals on site prior to determining the application.

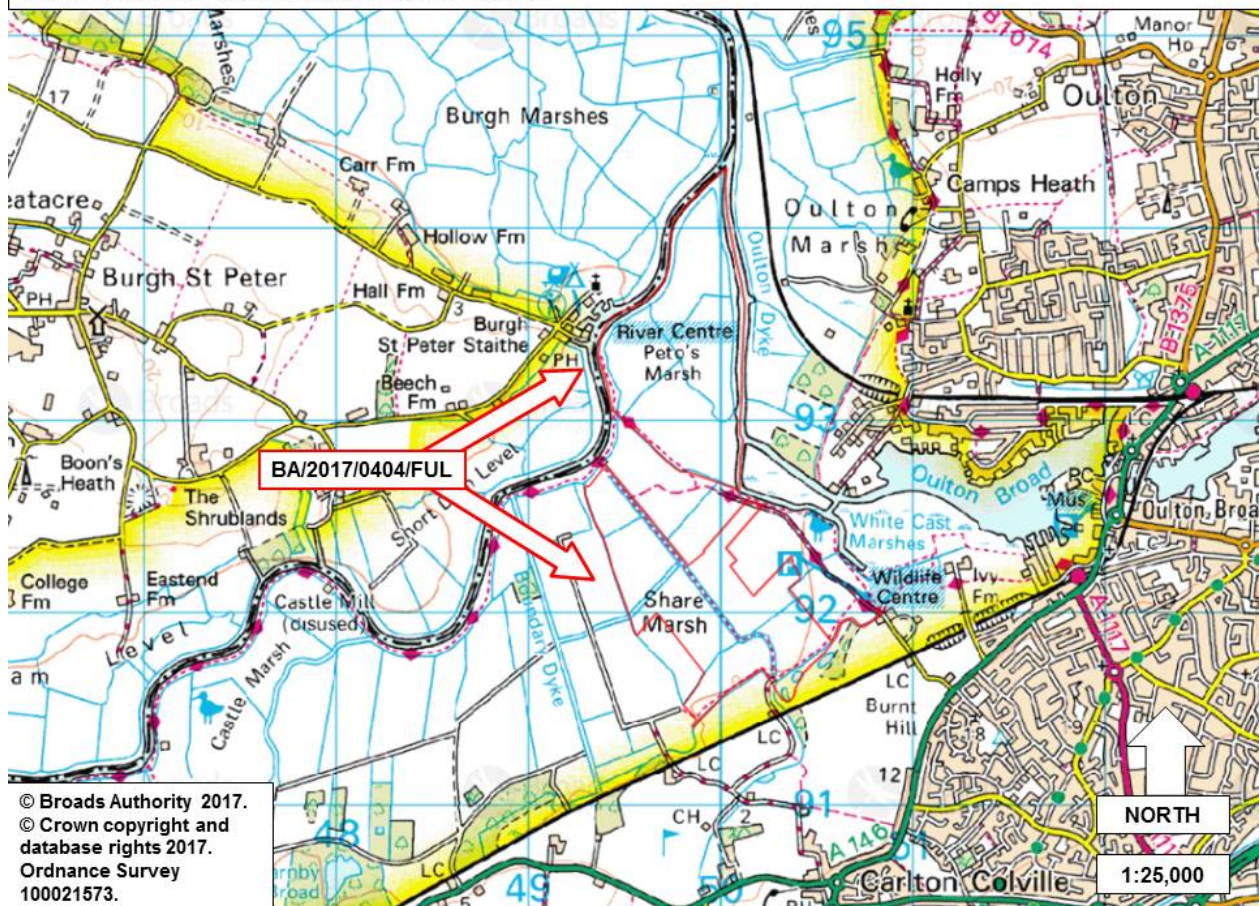
Background papers: Application Files BA/2017/0404/FUL and BA/2017/0405/FUL

Author: Nigel Catherall
Date of Report: 22 November 2017

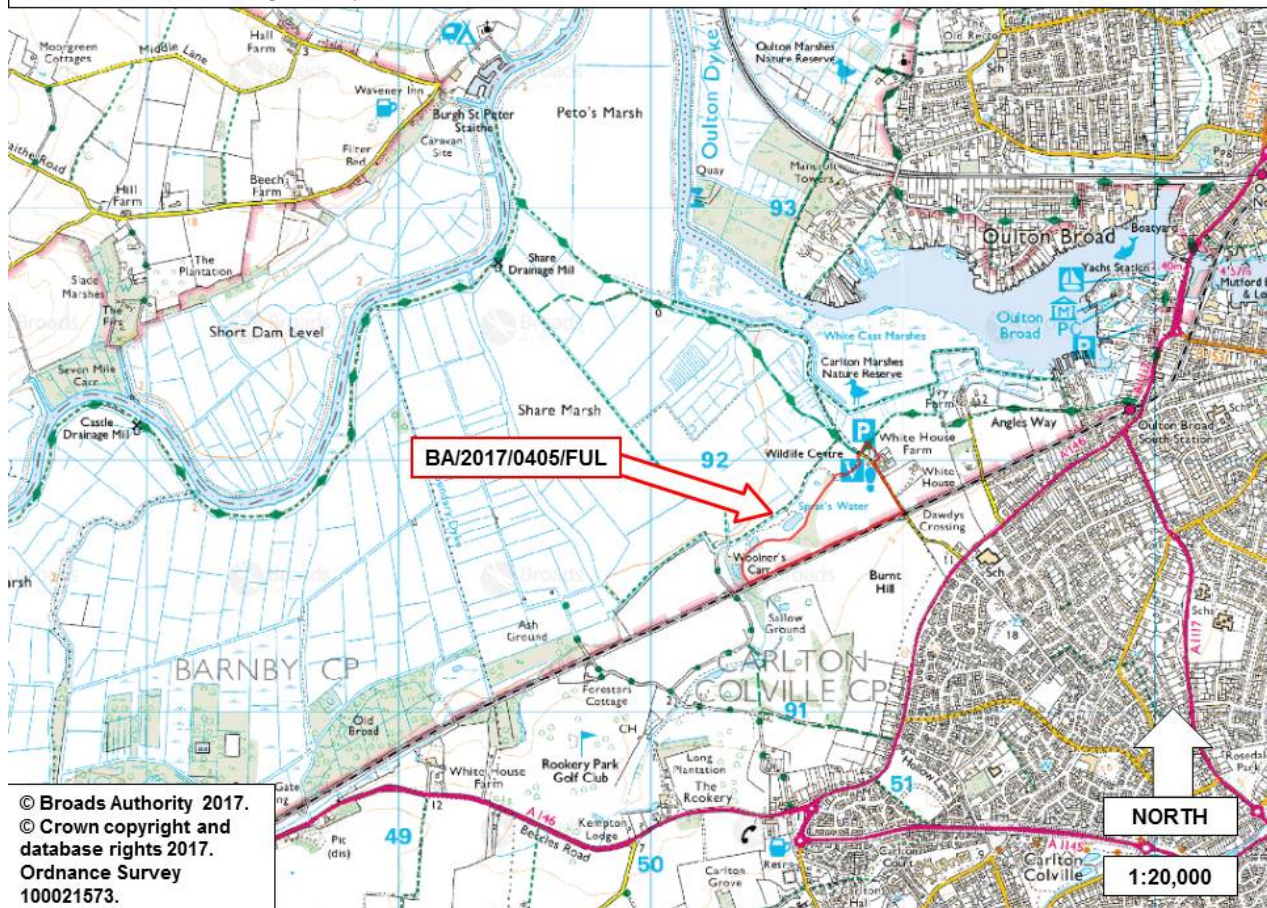
List of Appendices: Appendix A – BA/2017/0404/FUL Location Plan
Appendix B – BA/2017/0405/FUL Location Plan

APPENDIX A

BA/2017/0404/FUL - Carlton Marshes Nature Reserve



BA/2017/0405/FUL - Study Centre, Carlton Marshes



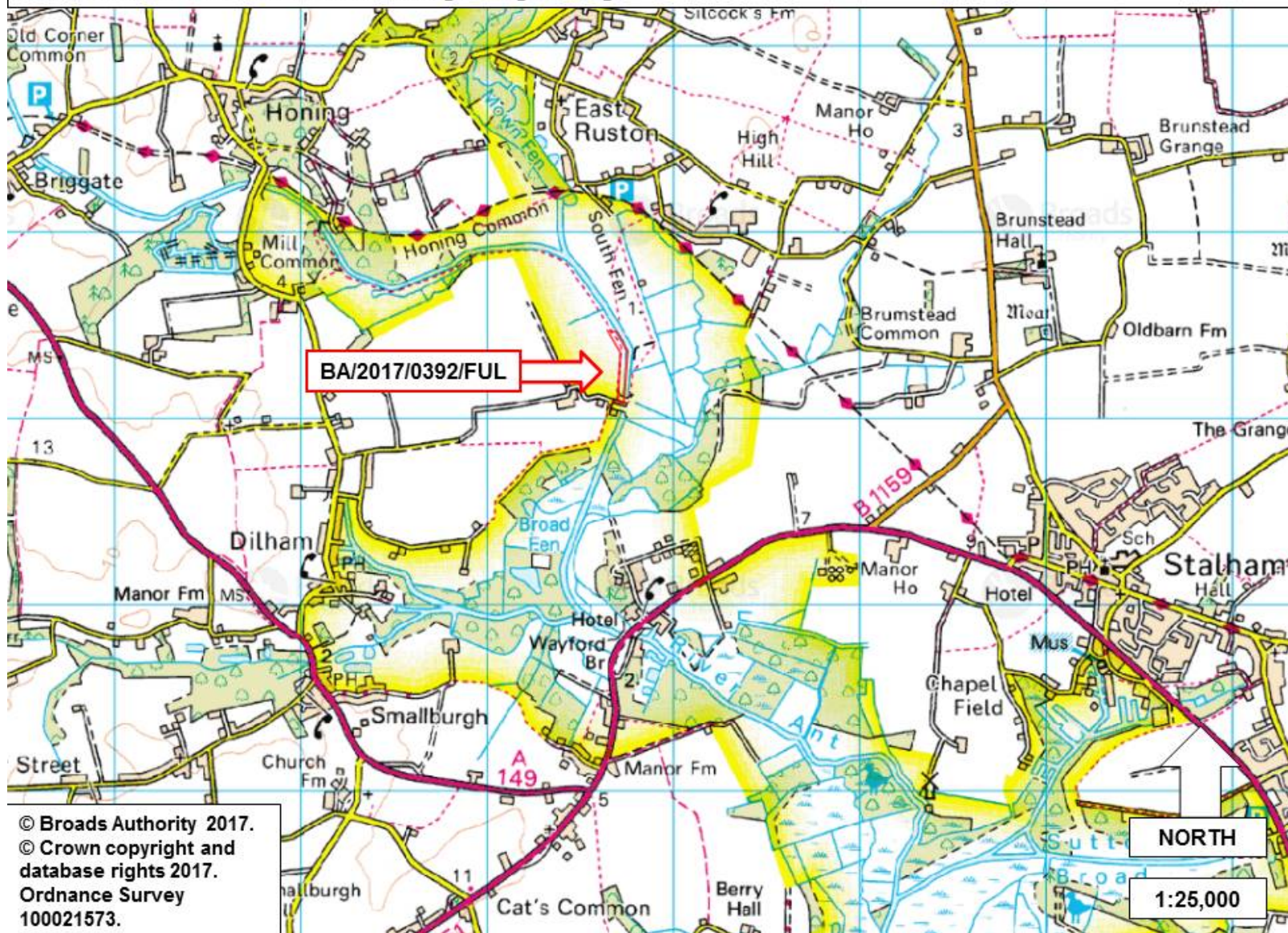
Reference:

BA/2017/0392/FUL

Location

Land North Of Tonnage Bridge Cottage, Oak
Road, Dilham, Norfolk, NR28 9PW

BA/2017/0392/FUL - Land North Of Tonnage Bridge Cottage



Application for Determination
Report by Planning Assistant

Target Date	8/12/2017
Parish:	Dilham Parish Council
Reference:	BA/2017/0392/FUL
Location:	Land North Of Tonnage Bridge Cottage, Oak Road, Dilham, Norfolk, NR28 9PW
Proposal:	10 glamping pods and carpark.
Applicant:	Mr L Paterson
Recommendation:	That Members undertake a site visit prior to determination
Reason for referral to Committee:	Impact on the surrounding landscape and residential amenity

1 Background

- 1.1 The application site is a strip of agricultural land that lies to the north east of the village of Dilham. The site is accessed by Oak Road, with the western end of the road adopted highway and the eastern end privately owned by the applicant. The site lies between Oak Farm and the North Walsham and Dilham Canal which runs to the east of the site. Tonnage Bridge and a group of three residential properties are located to the south of the site. A public footpath runs along the length of the western bank on the Canal from Tonnage Bridge to the village of Honing, and another footpath runs for a short distance on the east bank of the Canal, heading off to the north east towards East Ruston.
- 1.2 In the past the farm has been in receipt of the EU's Common Agricultural Policy (CAP) in the form of the basic payment scheme. Beyond 2019 the farm will not receive funding from the CAP therefore creating a shortfall. The applicant advises that the proposed Tonnage Bridge Glamping is a form of farm diversification that has the ability to replace the funds not received by the

CAP. The farm currently manages 3800 hectares of land and the proposed glamping site would use less than 1 hectare of land.

2 Proposal

- 2.1 This application seeks consent for 10 cedar clad glamping pods on a strip of land running from south to north along the western side of the North Walsham & Dilham Canal. An individual pod would measure 6 metres by 4 metres with a maximum height of 3.1 metres and they would be located at 40 metre intervals along the strip of land in order to provide a remote and secluded location for each pod. The pods would be set 20 metres back from the Canal and a native hedgerow would be planted along the western boundary of the strip of land. The pods are proposed to have year round use.
- 2.2 The pods are connected to water and electricity and provide all services internally, removing the need for additional ancillary structures usually associated with camping sites, such as toilet and shower blocks. The water supply would be provided via underground pipes and the electricity provided via a connection to the existing 11'000 volt cables on the site.
- 2.3 The proposal includes creating a car park with sufficient space for 15 vehicles in a non-demarcated area that would be on the southern boundary of the site, accessed from the private track. The car park would be made up of a hardcore base topped with an ecogrid filled with soil and grass seed to provide a natural top layer. The car park would be screened with a native hedgerow.
- 2.4 Waste bins would be provided and stored in the car parking area, screened by the proposed native hedgerow and would be checked daily, and collected weekly or fortnightly when required.
- 2.5 No formal track or external lighting is proposed between the pods, with torches available at the car park if required. Downward facing external lighting would be available on each individual pod.
- 2.6 Bikes and canoes would be available to hire and when not in use these would be stored off site. The noise policy proposed is that there is no noise after 10pm.
- 2.7 The proposal includes formalising two existing informal passing bays in line with advice from the Highways Authority and this would not require the removal of any hedges along Oak Road.
- 2.8 In terms of signage, one sign is proposed on site in the car park showing the layout of the site. Three A3 signs are proposed with a logo & directional arrow to help guide guests to the site; these would be placed on the farm's land.

3 Main issues

- 3.1 The main issues in the determination of this application are likely to be the impact on the character and appearance of the area and the impact on local amenity, including from noise. These matters will be outlined in detail and an assessment provided in a report to a subsequent Planning Committee.

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.

[NPPF
Development-Plan-document](#)

DP1 – Natural Environment
DP2 – Landscape and Trees
DP4 – Design
DP11 – Access on Land

- 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.

DP14 – General Location of Sustainable Tourism and Recreational Development
DP15 – Holiday Accommodation – New Provision and Retention
DP28 - Amenity

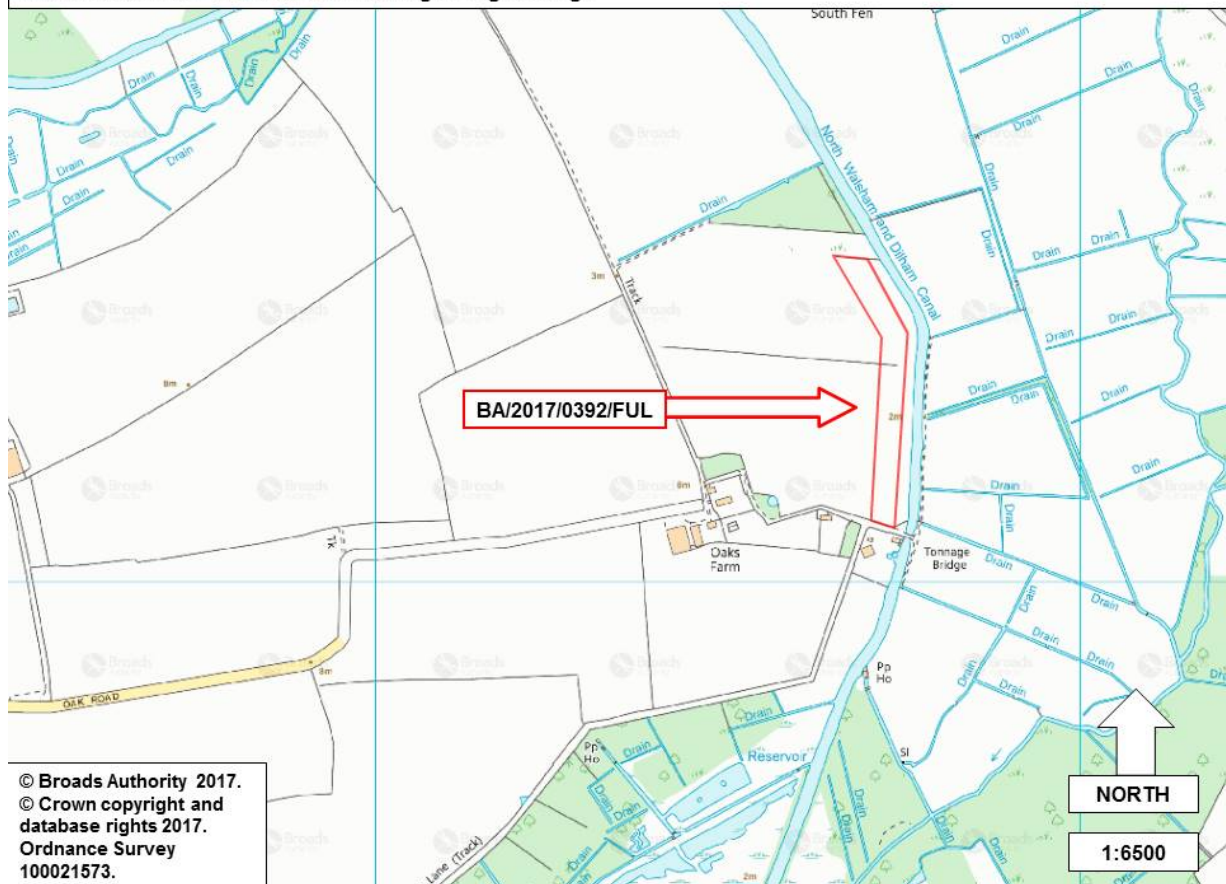
5 Recommendation

- 5.1 It is recommended that Members undertake a site visit prior to determining considering the application which proposes introducing 10 glamping pods on an undeveloped site. Taking into account the rural and isolated location it is considered Members would benefit from viewing the proposals on site prior to determining the application.

Background papers:	None
Author:	George Papworth
Date of report:	21 November 2017
Appendices:	Appendix 1 – Site Plan

APPENDIX 1

BA/2017/0392/FUL - Land North Of Tonnage Bridge Cottage



Enforcement Update
Report by Head of Planning

Summary: This table shows the monthly updates on enforcement matters.
Recommendation: That the report be noted.

1 Introduction

1.1 This table shows the monthly update report on enforcement matters.

Committee Date	Location	Infringement	Action taken and current situation
10 October 2014	Wherry Hotel, Bridge Road, Oulton Broad –	Unauthorised installation of refrigeration unit.	<ul style="list-style-type: none"> • Authorisation granted for the serving of an Enforcement Notice seeking removal of the refrigeration unit, in consultation with the Solicitor, with a compliance period of three months; and authority be given for prosecution should the enforcement notice not be complied with • Planning Contravention Notice served • Negotiations underway • Planning Application received • Planning permission granted 12 March 2015. Operator given six months for compliance • Additional period of compliance extended to end of December 2015 • Compliance not achieved. Negotiations underway • Planning Application received 10 May 2016 and under

Committee Date	Location	Infringement	Action taken and current situation
			<p>consideration</p> <ul style="list-style-type: none"> • Scheme for whole site in preparation, with implementation planned for 2016/17. Further applications required • Application for extension submitted 10 July 2017, including comprehensive landscaping proposals (BA/2017/0237/FUL) • Further details under consideration.
3 March 2017	Burghwood Barns Burghwood Road, Ormesby St Michael	Unauthorised development of agricultural land as residential curtilage	<ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring the reinstatement to agriculture within 3 months of the land not covered by permission (for BA/2016/0444/FUL; • if a scheme is not forthcoming and compliance has not been achieved, authority given to proceed to prosecution. • Enforcement Notice served on 8 March 2017 with compliance date 19 July 2017. • Appeal against Enforcement Notice submitted 13 April 2017, start date 22 May 2017 (See Appeals Schedule) • Planning application received on 30 May 2017 for retention of works as built. • Application deferred pending appeal decision. • Application refused 13 October 2017
31 March 2017 26 May 2017	Former Marina Keys, Great Yarmouth	Untidy land and buildings	<ul style="list-style-type: none"> • Authority granted to serve Section 215 Notices • First warning letter sent 13 April 2017 with compliance date of 9 May. • Some improvements made, but further works required by 15 June 2017. Regular monitoring of the site to be continued. • Monitoring

Committee Date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Further vandalism and deterioration. • Site being monitored and discussions with landowner • Landowner proposals unacceptable. Further deadline given. • Case under review

2 Financial Implications

2.1 Financial implications of pursuing individual cases are reported on a site by site basis.

Background papers: BA Enforcement files
 Author: Cally Smith
 Date of report: 22 November 2017
 Appendices: Nil

**Duty to Cooperate Agreement:
Between the Broads Authority and Great Yarmouth Borough Council:
In relation to housing need and delivery
Report by Planning Policy Officer**

Summary:	This report introduces a draft agreement with Great Yarmouth Borough Council under the Duty to Cooperate. The Agreement is to continue the current approach of meeting the entire need of that part of Great Yarmouth which sits within the Broads Authority area in the Great Yarmouth Local Plan
Recommendation:	It is recommended that Planning Committee agree this recommendation and that the Chair of Planning Committee sign the agreement on behalf of the Broads Authority.

1 Introduction

- 1.1 This report covers a draft Duty to Cooperate Agreement with Great Yarmouth Borough Council in relation to the delivery of objectively assessed housing need.

2 Housing need, completions, permissions and allocations

- 2.1 The Central Norfolk Strategic Housing Market Assessment set the need for housing in the Broads Authority Executive Area part of Great Yarmouth at 66 dwellings.
- 2.2 Since April 2015 to April 2017 there have been the following:
- Completions: 1
 - Permissions: 6
- 2.3 The draft Local Plan makes the following allocations:
- Thurne – assume 16 dwellings
 - Stokesby – assume 4 dwellings
- 2.4 The residual housing need in the Broads part of Great Yarmouth is: 39 dwellings

3 The agreement

- 3.1 The Housing Topic Paper (2017)¹ explains how the housing need for the Broads will be met. It sets out detail regarding the part of the Broads in Great Yarmouth. Essentially, as the area is highly constrained with small settlements with few services, it is considered meeting the needs would be contrary to sustainability principles.
- 3.2 Great Yarmouth Borough Council, in their responses to the Issues and Options and Preferred Options consultation, have consistently stated that due to the special qualities of the Broads, they will continue with their current approach of meeting the entire need of the Broads Authority part of Great Yarmouth in their local planning area.
- 3.3 The agreement, as set out at Appendix A, formalises this representation.
- 3.4 It should be noted that there is an extant Memorandum of Understanding with Great Yarmouth which also sets this stance out. Given that was signed around 4 years ago (although remains in place) and given the importance of Duty to Cooperate, this specific agreement has been produced to support the Local Plan.

4 Financial Implications

- 4.1 No financial implications.

Background papers: None

Author: Natalie Beal
Date of report: 20 November 2017

Appendices: APPENDIX A: Duty to Cooperate Agreement.
Between the Broads Authority and Great Yarmouth Borough Council.
In relation to housing need and delivery.

¹ http://www.broads-authority.gov.uk/data/assets/pdf_file/0008/984464/Revised-Housing-Topic-Paper-agreed-July-2017.pdf



GREAT YARMOUTH
BOROUGH COUNCIL



Duty to Cooperate Agreement
Between the Broads Authority and Great Yarmouth Borough Council
In relation to housing need and delivery
October 2017

AGREEMENT

This agreement is made in accordance with long established practice, formalised in a series of Memoranda of Understandingⁱ, and in meeting the 'duty to cooperate'ⁱⁱ on strategic planning matters.

Great Yarmouth Borough Council and the Broads Authority recognise the value of constraints to housing development in the Broads, having regard to legal dutiesⁱⁱⁱ and national policy^{iv} etc., but also the importance of meeting housing needs^v.

Great Yarmouth Borough Council commits to meeting the whole of the Borough's housing requirement

The Broads Authority agrees to report housing completions within the Great Yarmouth Borough part of the Broads to Great Yarmouth Borough Council, and that these are counted towards Great Yarmouth Borough Council's housing delivery targets.

Signature:

Print name:	Councillor Graham Plant	Sir Peter Dixon
Position:	Leader and Chair of Policy and Resources Committee	Chair of Planning Committee
Authority:	Great Yarmouth Borough Council	Broads Authority

BACKGROUND

The Broads Authority (BA) is the local planning authority for the whole of the designated Broads Area, part of which lies within Great Yarmouth Borough.

Great Yarmouth Borough Council (GYBC) is the local planning authority for the Borough excepting that part within the designated Broads area, and the local housing authority for the whole of the Borough.

GYBC defined the whole of the Borough as a housing market area, and this has been agreed by all the neighbouring authorities^{vi}.

GYBC published a Strategic Housing Market Assessment (SHMA) for the whole of the Borough in 2013, and adopted a Core Strategy providing for the whole of the Borough's needs (7,140 dwellings 2013 to 2030), including that for that part of the Borough in the Broads.) That SHMA does not seek to separately identify the housing need for that part of the Borough within the Broads.

Working with partners^{vii} BA produced a Strategic Housing Market Assessment for the Central Norfolk area, which calculated an Objectively Assessed Housing Need for the Broads. This included that part of the Broads within Great Yarmouth (notwithstanding that this is in a different Housing Market Area), and for this specific area calculated a need for total of 66 dwellings between 2015 and 2036.

The Publication Local Plan for the Broads allocates land for around 20 dwellings in the Great Yarmouth Borough part of the Broads. During the period April 2015 and April 2017 there was one dwelling completed, and 6 dwellings permitted but not completed. BA therefore calculates it has a residual need for an additional 39 dwellings for that area.

ⁱ E.g. Memorandum of Understanding on 'Treatment of Housing and Employment Needs and Delivery in the Broads' between GYBC and BA dated February 2014.

ⁱⁱ Under Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended).

ⁱⁱⁱ Including those under the Norfolk and Suffolk Broads Act 1989 (as amended).

^{iv} Including paragraph 115 of the National Planning Policy Framework (NPPF).

^v Including paragraphs 47 and 54 of the NPPF.

^{vi} Most recently, for Norfolk authorities, in the draft Norfolk Strategic Framework they published in August 2017.

^{vii} Breckland District Council, North Norfolk District Council, Broadland District Council, South Norfolk District Council and Norwich City Council.

Updated Sequential Test
Report by Planning Policy Officer

<p>Summary: This report introduces the updated Sequential Test.</p> <p>Recommendation: It is recommended that Planning Committee note the Test and its amendments and its role in supporting the Local Plan.</p>
--

1 Introduction

- 1.1 The Sequential Test is set out in the National Planning Policy Framework (NPPF) and its purpose is to *'steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding'* (NPPF paragraph 101).
- 1.2 This report presents an update to the Sequential Test which Planning Committee has already seen during the production of the Local Plan.
- 1.3 The updates are necessary to reflect the new Strategic Flood Risk Assessment Report and flood zone layers.
- 1.4 This update has been shared with the Environment Agency who support the amendments (in red).
- 1.5 There is no material change to the policies in the Local Plan as a result of this updated Sequential Test.
- 1.6 Changes are shown in red text.

2 Financial Implications

- 2.1 No financial implications.

Background papers: None

Author: Natalie Beal
Date of report: 20 November 2017

Appendices: APPENDIX A: Revised Sequential Test of Allocations



Broads Local Plan
Sequential test of allocations
November 2017 update

Introduction

Writing in red bold shows updates in November 2017.

The Sequential Test ensures that a sequential approach is followed to steer new development to areas with the lowest probability of flooding. The flood zones¹ as refined in the Strategic Flood Risk Assessment for the area provide the basis for applying the Test. The aim is to steer new development to the areas of lowest risk of flooding. The classification of the lowest risk of flooding is Flood Zone 1. Where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2 (areas with a medium probability of river or sea flooding), applying the Exception Test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.

Note: Table 2² categorises different types of uses & development according to their vulnerability to flood risk. Table 3³ maps these vulnerability classes against the flood zones set out in Table 1 to indicate where development is 'appropriate' and where it should not be permitted.

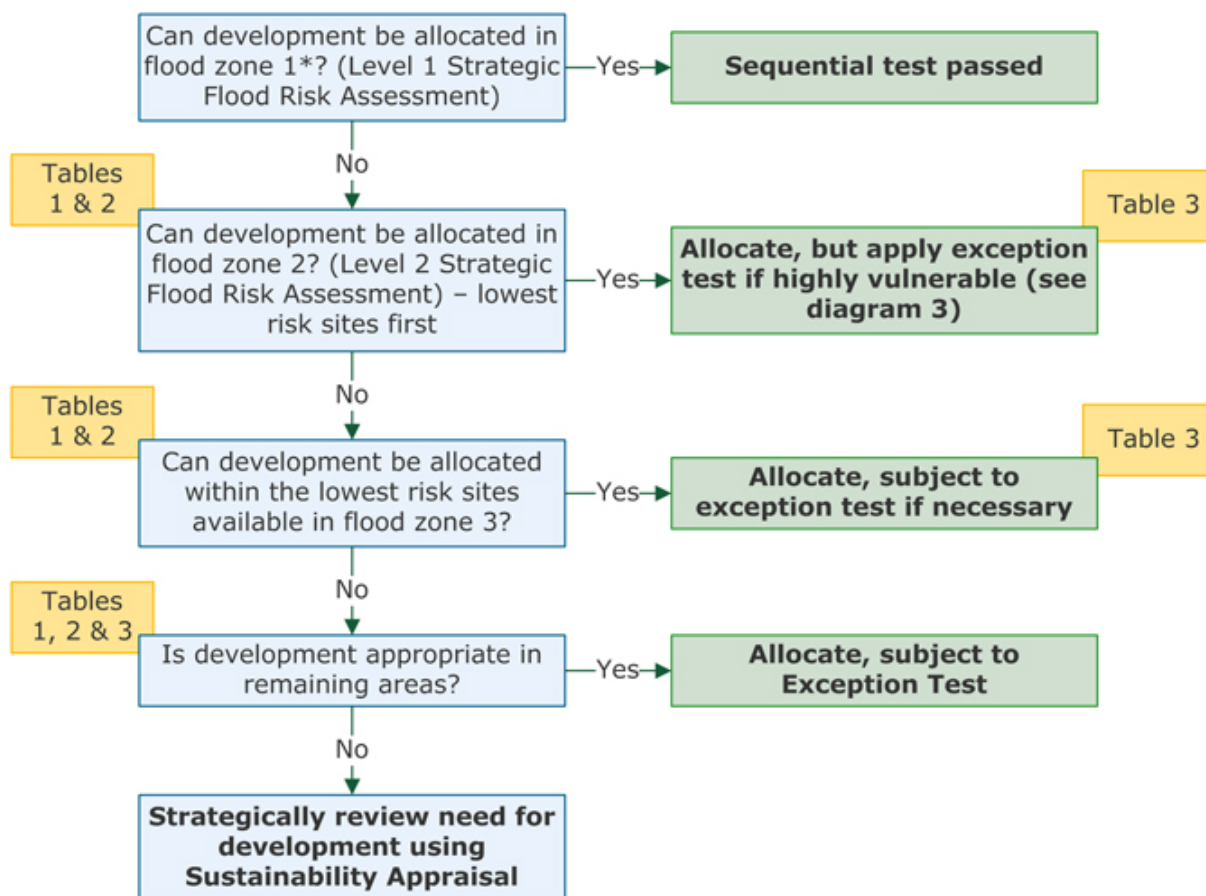
Within each flood zone, surface water and other sources of flooding also need to be taken into account in applying the sequential approach to the location of development.

The process for applying the sequential test is set out in the following diagram (taken from the NPPG).

¹ <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/flood-zone-and-flood-risk-tables/table-1-flood-zones/>

² <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/flood-zone-and-flood-risk-tables/table-2-flood-risk-vulnerability-classification/>

³ <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/flood-zone-and-flood-risk-tables/table-3-flood-risk-vulnerability-and-flood-zone-compatibility/>



This document has been updated to reflect the Strategic Flood Risk Assessments produced in November 2017. In some areas of the Broads, due to a lack of modelling, there is no detail to show if a site is in 3a or 3b. These areas are shown as indicative 3b flood zones. It is presumed that in flood zone 3:

- 3a – if have buildings on
- 3b – if do not have buildings on

Sequential Text of all Site Allocation Policies.

Policy and location	Brief description	Flood zone	Vulnerability class	Compatibility	Can development be allocated in lowest risk sites?	Conclusions
ACL1	Cemetery extension	1	Not specifically covered. Nearest seems to be amenity open space so water compatible development. It is important to note that all proposals for burial grounds need to address Environment Agency requirements relating to groundwater.	Development is appropriate	N/A	Passes sequential test
ACL2	Playing field extension.	1	Water-Compatible Development	Development is appropriate	N/A	Passes sequential test
BEC1	Reinstatement of pub (Loaves and Fishes).	3a	More vulnerable (drinking establishment). Less vulnerable (if restaurant)	Exceptions test required if more vulnerable. Less vulnerable development is compatible.	N/A	The policy seeks to regenerate a vacant building. The building is where it is and cannot be moved. The policy raises the issue of flood risk.
BEC2	Residential moorings.	3b	Aware that the EA consider	The marina assessment indicates that	No as it is people living on boats	The EA's interpretation passes the sequential test.

Policy and location	Brief description	Flood zone	Vulnerability class	Compatibility	Can development be allocated in lowest risk sites?	Conclusions
			these as effectively marinas so water compatible. But also aware that people will live on these boats so there is a residential element of it which is more vulnerable.	development is appropriate and the residential element indicates that development should not be permitted.	which then are on water.	Looking at the residential element in isolation, it does not. To reflect that this policy relates to people living on boats on water, the supporting text of the policy emphasises the issue of mooring technique and also the need for Flood Response Plans.
BRU1	Riverside chalets and moorings plots	3a – chalets 3b – mooring plots (generally free of structures)	Chalets - More vulnerable Mooring plots - presume similar to amenity open space so water compatible development	Chalets - Exception Test required Mooring plots - Development is appropriate	On site, yes	Chalets - policy states that additional more vulnerable uses will not be permitted. Relates to changes to the existing land use such as replacement or extensions and policy refers to area being constrained due to flooding. Design response to flooding is a specifics issue to be dealt with through planning application process. Mooring plots – passes the sequential test.
BRU2	Riverside estate boatyards etc	3a	Presume same as marina/ship building so water	Development is appropriate	N/A	Passes sequential test

Policy and location	Brief description	Flood zone	Vulnerability class	Compatibility	Can development be allocated in lowest risk sites?	Conclusions
			compatible development			
BRU3	Brundall mooring plots	3b (generally free of structures)	Presume similar to amenity open space so water compatible development.	Development is appropriate	N/A	Passes sequential test
BRU4	Brundall Marina	3a	Water-Compatible Development	Development is appropriate	N/A	Passes sequential test
BRU5	Land east of Yare House – amenity open space	2 (part of)	Water-Compatible Development	Development is appropriate	N/A	Passes sequential test
BRU6	Brundall Gardens residential moorings.	3b	Aware that the EA consider these as effectively marinas so water compatible. But also aware that people will live on these boats so there is a residential element of it which is more vulnerable.	The marina assessment indicates that development is appropriate and the residential element indicates that development should not be permitted.	No as it is people living on boats which then are on water.	The EA's interpretation passes the sequential test. Looking at the residential element in isolation, it does not. To reflect that this policy relates to people living on boats on water, the supporting text of the policy emphasises the issue of mooring technique and also the need for Flood Response Plans. See end of this table.
CAN1	Sugarbeet works.	Some 3a and some 1.	Less vulnerable	Development is appropriate	N/A	Passes sequential test

Policy and location	Brief description	Flood zone	Vulnerability class	Compatibility	Can development be allocated in lowest risk sites?	Conclusions
DIL1	Tyler's Cut Moorings.	Part in 3b	Presume similar to amenity open space so water compatible development.	Development is appropriate	N/A	Passes sequential test
DIT1	Sport and recreation. Main building (including a drinking establishment).	Main building and approximately half the area in flood zone 1. Most of area in flood zone 2. Part in 3a and 3b.	Drinking establishment is more vulnerable. Outdoor sport and recreation and essential facilities is water compatible.	Development is appropriate.	On site, yes if needed. All built development would be outside the flood zones – adopting a sequential approach to development on site. More vulnerable uses not appropriate in 3b for example.	Passes sequential test
DIT2	Open space, Beck and habitat area	2, 3a and 3b	Amenity open space.	Development is appropriate	N/A	Passes sequential test
FLE1	Sport and recreation. Main building (including a drinking establishment).	Part 2, part 3a (buildings) and part 3b (outdoor facilities).	Drinking establishment is more vulnerable. Outdoor sport and recreation and essential facilities is water compatible.	Development is appropriate/Exceptions Test required.	On site, yes if needed.	Passes sequential test
GTY1	Regeneration of brownfield site	Most flood zone 1, very small part	Will be more or less vulnerable	Development is appropriate/Exceptions	On site, yes if needed.	Passes sequential test

Policy and location	Brief description	Flood zone	Vulnerability class	Compatibility	Can development be allocated in lowest risk sites?	Conclusions
	which is compatible with flood risk.	zone 2 and 3a (buildings) and 3b.	or water compatible as the policy states this.	Test required.		
HOR1	Car parking	1	Presume this is the same as building for storage – less vulnerable.	Development is appropriate	N/A.	Passes sequential test
HOR2	Open space	2, 3a and very small part 3b.	Water compatible.	Development is appropriate	N/A.	Passes sequential test
HOR3	Waterside plots including some buildings. General upkeep.	3a – buildings 3b – gardens/mooring plots	Buildings - more vulnerable (dwellings). Gardens – water compatible	Exception test required if new.	N/A	Passes sequential test as policy may address dwellings, but only relates to upkeep rather than new.
HOR4	Sailing club buildings.	3a and small part 3b.	Water compatible.	Development is appropriate	On site yes.	Passes sequential test
HOR5	Nature conservation.	3b	Water compatible.	Development is appropriate	N/A.	Passes sequential test
HOR6	Employment, boatyards and residential moorings.	3a and 3b	Employment – less vulnerable. Boatyards – water compatible. Residential moorings (see text at end).	Development is appropriate	Within the area allocated, yes. Less vulnerable (employment) uses will not be located in an area deemed to be FZ3b.	Passes sequential test
HOR7	Seeks minimal development.	3b	Water compatible.	Development is appropriate	N/A.	Passes sequential test

Policy and location	Brief description	Flood zone	Vulnerability class	Compatibility	Can development be allocated in lowest risk sites?	Conclusions
HOR8	Live work units.	Part in 3a.	Less vulnerable on lower floor. More vulnerable on upper floor.	Development is appropriate	N/A.	Passes sequential test
HOV1	Green Infrastructure.	Part in 3b.	Water compatible.	Development is appropriate	N/A.	Passes sequential test
HOV2	Car parking	Most in flood zone 1, small part flood zone 2 and 3a.	Presume this is the same as building for storage – less vulnerable.	Development is appropriate	N/A.	Passes sequential test
HOV3	Land on Station Road. Holiday accommodation, retail, food and drink, dwellings.	3a and 2 and 1.	Dwellings and drinking establishments: more vulnerable. Retail: less vulnerable. Restaurants: less vulnerable.	Exceptions test require for more vulnerable. Less vulnerable, development in appropriate.	On site, yes.	Passes sequential test. Note that only part of the land is in flood zone 3a. Also that the policy seeks to regenerate brownfield land which cannot move.
HOV4	BeWILDerwood Adventure Park	Some water bodies, but generally flood zone 1. Flood risk has changed over time. Previous FRAs have found parts of the area in Flood Zone 2 and 3. Much more is affected when	Office buildings: less vulnerable Eating establishments: presume cafes so less vulnerable Play areas: presume outdoor sport and recreation, so water	Development is appropriate	On site, yes if needed.	Passes sequential test

Policy and location	Brief description	Flood zone	Vulnerability class	Compatibility	Can development be allocated in lowest risk sites?	Conclusions
		considering Climate Change allowance. SFRA 2017 shows some is flood zone 2.	compatible.			
HOV5	Town Centre	Small part of wider town centre 2, 3a and 3b. Most of entire town centre is flood zone 1.	Shops in general are less vulnerable. Drinking establishments and hotels are more vulnerable. Housing is also more vulnerable.	Development is appropriate in 2 and 3a (depending on type of development).	Within the town centre, yes.	Passes sequential test. Note that the town centre is located where it is and the policy seeks to guide development and change in the town centre.
CHE1	Residential moorings at Greenway Marine	3b	Aware that the EA consider these as effectively marinas so water compatible. But also aware that people will live on these boats so there is a residential element of it which is more vulnerable.	The marina assessment indicates that development is appropriate and the residential element indicates that development should not be permitted.	No as it is people living on boats which then are on water.	The EA's interpretation passes the sequential test. Looking at the residential element in isolation, it does not. To reflect that this policy relates to people living on boats on water, the supporting text of the policy emphasises the issue of mooring technique and also the need for Flood Response Plans. See end of this table.
LOD1	Residential moorings at Loddon Marina					

Policy and location	Brief description	Flood zone	Vulnerability class	Compatibility	Can development be allocated in lowest risk sites?	Conclusions
NOR1	Mixed use scheme including dwellings.	Most 1. Very small parts 2. Small riverside strip 3b.	More vulnerable.	Exception test if in 3a. Development is appropriate in 2.	On site, yes (so can avoid areas of 3b).	Passes sequential test. Note that only part of the land is in flood zone 3a. Also that the policy seeks to regenerate brownfield land which cannot move.
NOR2	Walking and cycling route.	Part 3a. Most 2.	Water compatible as presume outdoor recreation.	Development is appropriate	N/A.	Passes sequential test
ORM1	Waterworks.	Majority 3a.	Less vulnerable and water compatible depending on precise operation.	Development is appropriate	On site, yes.	Passes sequential test
OUL1	Leisure plots.	Part 3a (structures) or 3b (no structures) and some 2.	Amenity open space so water compatible.	Development is appropriate	On site, yes.	Passes sequential test
OUL2	Mixed use scheme including dwellings and employment.	3a	Employment – less vulnerable. Dwellings – more vulnerable.	Employment – development is appropriate. Dwellings – exceptions test.	On site, yes.	Passes sequential test. Note that the policy seeks to regenerate brownfield land which cannot move.
OUL3	District Shopping Centre	3a	Shops in general are less vulnerable. Drinking	Exception test if in 3a if more vulnerable land use.	Within the district centre, yes.	Passes sequential test. Residential need to pass exceptions test. Note that the district centre is located

Policy and location	Brief description	Flood zone	Vulnerability class	Compatibility	Can development be allocated in lowest risk sites?	Conclusions
			establishments and hotels are more vulnerable. Housing is also more vulnerable.			where it is and the policy seeks to guide development and change in the district centre.
POT1	Bridge Area	3a in the main, by the river and undeveloped 3b.	Shops in general are less vulnerable. Drinking establishments and hotels are more vulnerable. Housing is also more vulnerable. Boatyards (presume marinas) are water compatible.	Exception test if in 3a if more vulnerable land use. Other uses pass sequential test. Water compatible in 3b requires exception test.	Within the entire area, development could be located out of 3b. Other than that, no as the rest of the area is 3a.	Passes sequential test. But some development may need exceptions test. Note that the Bridge area is located where it is and the policy seeks to guide development and change around the Bridge area.
POT2	Waterside plots. Some with chalets, some for mooring and some undeveloped.	Undeveloped plots – 3b. With structures on – 3a.	Undeveloped, presume amenity open space so water compatible. With chalets – more vulnerable.	Undeveloped – appropriate. Chalets – exceptions test required.	No as the entire plot tends to be subject to flood risk.	Policy seeks mainly to maintain or improve the current situation. Does not seek significant change. So policy passes sequential test.
POT3	Green bank zones.	3b	Presume amenity open space so water compatible.	Development is appropriate	N/A.	Passes sequential test

Policy and location	Brief description	Flood zone	Vulnerability class	Compatibility	Can development be allocated in lowest risk sites?	Conclusions
SOL1	Moorings and mooring plots.	3b	For the mooring of boats so presume similar to boatyards and marinas so water compatible. Also part amenity open space.	Development is appropriate	N/A.	Passes sequential test
SOL2	Re-use building in a flood risk compatible way.	3a	Retail, office and restaurant – less vulnerable. Dwellings and drinking establishments – more vulnerable.	More vulnerable uses require an exceptions test. Less vulnerable – development is appropriate.	N/A.	Passes sequential test. Note that the policy seeks to regenerate brownfield land which cannot move.
STA1	Boatyard, employment use and residential moorings.	2 and 3a	Employment – less vulnerable. Boatyards – water compatible. Residential moorings (see text at end).	Development is appropriate	N/A.	Passes sequential test
STO1	Residential development	1	Residential dwellings are more vulnerable.	Development is appropriate	N/A.	Passes sequential test
TSA1	Open space	Small part 3b, most 2.	Water compatible as amenity open	Development is appropriate	N/A.	Passes sequential test

Policy and location	Brief description	Flood zone	Vulnerability class	Compatibility	Can development be allocated in lowest risk sites?	Conclusions
			space.			
TSA2	Thorpe Island	3a and 3b (where no development).	Generally, water compatible (moorings, basins and boatyards). Also some open space.	Development is appropriate. Water compatible in 3b needs exceptions test.	Potentially, on the island.	Passes sequential test. May need exceptions test.
TSA3	Boatyard and dockyard.	3a.	Docks and boatyards so water compatible.	Development is appropriate	N/A.	Passes sequential test
TSA4	Mooring plots and boatyards.	Undeveloped plots – 3b. With structures on – 3a.	Presume amenity open space so water compatible. Boatyard water compatible too.	Development is appropriate	N/A.	Passes sequential test
TSA5	Open space.	3b	Water compatible as amenity open space.	Development is appropriate	N/A.	Passes sequential test
THU1	Dwellings.	Part in 3a and some in 2.	More vulnerable.	Exception test required for part in 3a. development is appropriate for FZ 2 areas of site.	On site, yes.	Passes sequential test. Note that the policy seeks to regenerate brownfield land which cannot move.
WHI1	Country park.	Some 3a – where there are structures.	Amenity open space, recreation and sport and	Development is appropriate	N/A.	Passes sequential test

Policy and location	Brief description	Flood zone	Vulnerability class	Compatibility	Can development be allocated in lowest risk sites?	Conclusions
		Some 3b – where there is open space. Rest 1. Café and car park in flood zone 1.	changing facilities water compatible. Café less vulnerable. Car park – presume storage so less vulnerable.			
SSUT	Trinity Broads. Seeks quiet recreation.	3a and 3b.	Presume amenity open space so water compatible.	‘Development’ is appropriate.	N/A.	Passes sequential test
SSTHU	Upper Thurne. Seeks quiet recreation.	3a and 3b.	Presume amenity open space so water compatible.	‘Development’ is appropriate.	N/A.	Passes sequential test
SSCOAST	The Coast. Seeks quiet recreation and low key structures.	3a and 3b.	Presume amenity open space or structures associated with recreation so water compatible.	‘Development’ is appropriate.	N/A.	Passes sequential test
SSROADS	Main road network. Seeks to protect the network.	2, 3a and 3b.	Essential infrastructure.	Presume that the network is essential transport infrastructure. Exceptions test required if in 3a and	N/A	Policy relates to existing network which is there already. Passes sequential test

Policy and location	Brief description	Flood zone	Vulnerability class	Compatibility	Can development be allocated in lowest risk sites?	Conclusions
				3b.		
SSMILLS	Seeks to protect mills.	2, 3a and 3b.	Depends on the usage. Policy does not state what they should be used as but emphasises flood risk.	Depends on the usage.	Potentially for ancillary development, but the mills are there already.	Policy does not specify a land use. Mills are already in place. Flood risk emphasised as an issue.
SSPUBS	Seeks to protect waterside pubs.	3a and 3b	More vulnerable	Table relates mainly to new development, but policy relates to protecting what is already there. Any changes could be not appropriate or need an exceptions test.	Potentially for new development, although pubs are already there.	Note that pubs are already there and policy emphasises importance of flood risk. Passes sequential test.
Oulton Broad Development Boundary	Development boundaries in principle enable housing, employment and residential moorings but subject to other policies.	2, 3a and 3b.	Dwellings – more vulnerable Employment – less vulnerable Residential moorings – see text below.	Ranges from development being appropriate for dwelling proposals in flood zone to, to needing exceptions test for dwellings in 3a to not being appropriate in 3b.	Yes.	The Authority raises the importance of flood risk as well as other policies even though different types of development are theoretically acceptable in development boundaries. Whether the sequential test is passed or an exceptions test is needed will depend on the proposal and the location.
Horning Development Boundary						
Hoveton and Wroxham Development Boundary						
Thorpe St Andrew Development Boundary.						

Policy and location	Brief description	Flood zone	Vulnerability class	Compatibility	Can development be allocated in lowest risk sites?	Conclusions
SSSTATIONS	Stations protected in current use. Criteria for any proposals at these sites.	Wroxham/Hoveton -1 Berney Arms, Haddiscoe, Somerleyton, Buckenham – footprint of the existing buildings 3a and the wide site area may be 3b (indicative or modelled, depending on location).	Presume waiting areas and other land uses at the station could be the same as shops so less vulnerable.	Development is appropriate	N/A.	Passes sequential test
SSTRACKS	Three routes of former railways are safeguarded for future walking, cycling and horse riding routes.	Most in 2, some could be in 3a and 3b.	Presume outdoor sport and recreation so water compatible.	Development is appropriate	N/A.	Passes sequential test
SSLGS	Local Green Spaces - protected	FZ1,2,3a and 3b depending on individual sites	Water compatible.	Development is appropriate. If in 3b, any changes will need to address exceptions test.	This policy protects local green space that is already in place.	Passes sequential test. If in 3b may need exceptions test.
SSSTAITHES	Protects staithes and allows enhancements.	FZ1,2,3a and 3b depending on individual sites.	Water compatible.	Development is appropriate	N/A.	Passes sequential test
SSA47	Provides a	Current road, 3a.	Could be classed	Exception test	If dualling for	Exception test required.

Policy and location	Brief description	Flood zone	Vulnerability class	Compatibility	Can development be allocated in lowest risk sites?	Conclusions
	framework for changes to guide changes to the A47.	Changes could occur on 3b.	as essential transport infrastructure.	required.	example, no as the A47 is where it is.	
DM6	Allotments, sports fields, play areas – protected.	FZ1,2,3a and 3b depending on individual sites	Water compatible.	Development is appropriate. If in 3b, any changes will need to address exceptions test.	This policy protects open space that is already in place.	Passes sequential test. If in 3b may need exceptions test.

Residential moorings and flood risk

The Environment Agency consider residential moorings in the same way as they do marinas and boatyards and these are classed as **water compatible** by the NPPG. However, when there is a residential use of the moorings with people living on the boats that are moored as their primary residence; residential dwellings rate as **more vulnerable** by the NPPG. In reality it could be argued that the vulnerability rating of residential moorings is somewhere between water compatible and more vulnerable. That is to say that the boats are designed to float and will continue to float when there is a flood – they will not be flooded like buildings on land in an area of flood risk. That being said, there are some important considerations for boats moored at residential moorings at times of flood:

- If for example the vessel is moored too tight, it may not rise with the flood waters in a safe way and the mooring technique could cause the boat to list to one side causing safety concerns to those in the boat and resulting in damaged belongings.
- If moored too loosely the boat could be ‘hung up’ whereby it has floated onto the edge or landside of the quay heading and when water resides, could tip over and sink.
- In extreme cases, the vessel could be cast adrift and at times of flood it is not always clear where the main river channel is. Furthermore, unless under control, the vessel could collide with other vessels or objects damaging itself and the object or vessel it hits.
- The access to the vessel may be disrupted so if the occupier is on board at the time of flood, how will they escape or will they have enough provisions to be able to sit out the flood? Which is the safest option?

As such, it is proposed that the policies relating to residential moorings will have the following as part of the reasoned justification.

Reasoned Justification

Proposals for residential moorings need to ensure they have adequately considered the following:

1. The technique/method of mooring the vessel. By being too tight, the vessel could list and by being too loose the vessel could float onto the landside of the quay heading or be cast adrift at times of flooding. Both scenarios have safety concerns relating to occupiers, possessions and other objects or vessels that could be hit by a loose boat.
2. A Flood Response Plan needs to be produced. Whilst it is acknowledged that residential boats will float, the access to the boat could be disrupted at times of flood with the occupier effectively stuck on board the boat. What will the occupier do at times of flood? Will they have another way of escaping from the boat or have supplies to help them sit out the flood? Which is the safest option? The Flood Response Plan will need to address these concerns.
3. Finally, how will the boat moored at the residential mooring itself be monitored at times of flood so it does not cause damage to other vessels and also prevent damage to the belongings on board (and indeed the boat itself).

Central Norfolk Strategic Housing Market Assessment – self-build addendum
Report by Planning Policy Officer

Summary:	This report introduces the Central Norfolk Strategic Housing Market Assessment – self-build addendum. This report will be uploaded to the Future Planning pages of the Broads Authority's website.
Recommendation:	That the report be noted.

1 Introduction

- 1.1 The Authority commissioned a small piece of work to ensure that the Central Norfolk Strategic Housing Market Assessment (SHMA) (2017) considered self-build.
- 1.2 The SHMA that was produced in 2016 did consider self-build, but the 2017 update did not update that section of the 2016 SHMA.
- 1.3 The NPPG says the following about SHMAs and self-build:

What is the relationship between the register and the Strategic Housing Market Assessment? Local planning authorities should use the demand data from the registers in their area, supported as necessary by additional data from secondary sources (as outlined in the housing and economic development needs guidance), when preparing their Strategic Housing Market Assessment to understand and consider future need for this type of housing in their area. Plan-makers will need to make reasonable assumptions using the data on their register to avoid double-counting households.

2 Self-build requirements

- 2.1 The Authority is required to do the following in relation to self-build:
 - Keep a self-build register (Self-build and Custom Housebuilding Act 2015 as amended by the Housing and Planning Act 2016)¹.
 - Relevant information about the register should be included in the Annual Monitoring Report (Self-build and Custom Housebuilding Act 2015 as amended by the Housing and Planning Act 2016) – see the Annual Monitoring Report².

¹ <http://www.broads-authority.gov.uk/planning/Other-planning-issues/self-build-and-custom-build-register>

² <http://www.broads-authority.gov.uk/planning/planning-policies/development/current-documents/supporting-documents-and-evidence>

- Duty to grant planning permissions (Self-build and Custom Housebuilding Act 2015) – see report to November Planning Committee regarding the exemption to this duty³.
- Duty to have regard to each self-build and custom housebuilding register when carrying out their planning, housing, land disposal and regeneration functions (Self-build and Custom Housebuilding Act 2015) - the Authority undertakes this duty in relation to the functions it undertakes.

3 Main Conclusions

- 3.1 The OAN sets out how many dwellings need to be provided to meet the need within the area. If some of these are built as self-build they count towards the OAN in the same way as any other units. Self-build is a mechanism for helping to meet the identified need for market and affordable housing of an area but is not differentiated from other forms of provision within the OAN.
- 3.2 Anyone seeking to self-build a property will be counted in the OAN as part of the demographic projections or market signals. In the same way as someone needing an affordable dwelling also requires a dwelling in an area, if someone requires a self-build plot then they will also require a dwelling as part of the OAN.
- 3.3 In the context of the Objectively Assessed Housing Need (OAN) for Central Norfolk being 65,567 the current demand from the Custom Build Registers across Central Norfolk accounts for less than 1% of the OAN, and therefore much less than the potential interest in self-build.

4 Financial Implications

- 4.1 The Addendum cost £750 and this has already been incurred.

Background papers: None

Author: Natalie Beal
Date of report: 22 November 2017

Appendices: APPENDIX A: Central Norfolk Strategic Housing Market Assessment – Self-Build Addendum

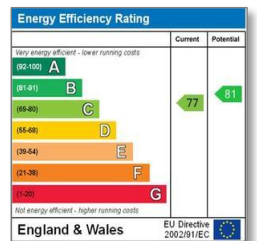
³ http://www.broads-authority.gov.uk/_data/assets/pdf_file/0008/1037465/Self-Build-Exemption-pc101117.pdf



Central Norfolk Strategic Housing Market Assessment Update 2017

Self-Build and Custom Build Addendum

October 2017





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1. Self-Build and Custom Build

Summary

- ^{1.1} “*Laying the Foundations – a Housing Strategy for England*” (HM Government, 2011)¹ redefined self-build as ‘Custom Build’ and aimed to create up to 100,000 additional such homes over the decade. Following this, different documents refer to either ‘self-build’ or ‘custom build’:
- ^{1.2} From 1 April 2016, most local planning authorities (including all district councils and National Park Authorities) are required to keep a Custom Build register of individuals and associations of individuals who are seeking to acquire serviced plots of land in their area.
- ^{1.3} The NPPF identifies that local planning authorities should plan for people wishing to build their own homes, and PPG gives sources of data to use to obtain a robust assessment of the demand, including local authority registers and ‘Need-a-Plot’ information available from the National Custom and Self Build Association (NCaSBA) Self Build Portal.
- ^{1.4} Anyone seeking to build their own property does not add to the Objectively Assessed Needs for an area. Instead, self-build represents a mechanism for helping to meet the identified need for market and affordable housing of an area.
- ^{1.5} The ‘Need-a-Plot’ section of the Self-Build Portal shows some interest in self-build, but this represents only a very limited number of people and an exceptionally small proportion of the overall housing need identified each year over the Central Norfolk SHMA area.
- ^{1.6} All the Central Norfolk planning authorities have established their Custom Build Registers. The current demand from these Registers accounts for less than 1% of the OAN, and therefore much less than the *potential* interest in self-build.
- ^{1.7} The registers will be monitored to inform any policy implications arising and consideration will be given to determine the extent to which any schemes can contribute to affordable housing.

Introduction

- ^{1.8} Opinion Research Services (ORS) was jointly commissioned by the Central Norfolk local authorities (Norwich City, Broadland, Breckland, North Norfolk and South Norfolk, together with the Broads Authority) to prepare an updated Strategic Housing Market Assessment (SHMA) to establish the Objectively Assessed Need (OAN) for housing across the Central Norfolk area. This study was published in June 2017 and represents an update of the original SHMA published in January 2016.
- ^{1.9} The purpose of the 2017 study was to support the local authorities in objectively assessing and evidencing the need for housing (both market and affordable) and to provide other evidence to inform local policies, plans and decision making.

¹ <https://www.gov.uk/government/publications/laying-the-foundations-a-housing-strategy-for-england--2>

- ^{1.10} The purpose of this Addendum Report commissioned by the Broads Authority is to further consider the role of self-build housing in meeting the wider housing need across Central Norfolk. While Part 2 of the original SHMA (2016) did consider the role of self-build housing, the government have provided additional policy announcements and guidance changes since that time, so this addendum represents an up to date overview of the role of self-build in meeting housing needs.

People Wishing to Build their Own Homes

- ^{1.11} Paragraph 50 of the NPPF identifies that local planning authorities should plan for people wishing to build their own homes, and PPG states:

Self-build and custom housebuilding

The government wants to enable more people to build or commission their own home and wants to make this form of housing a mainstream housing option. From 1 April 2016, most local planning authorities (including all district councils and National Park Authorities) are required to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in their area in order to build homes for those individuals to occupy. The Self-build and Custom Housebuilding (Register) Regulations 2016 set out the requirements. See guidance on self-build and custom housebuilding registers. In order to obtain a robust assessment of demand for this type of housing in their area, local planning authorities should supplement the data from the registers with secondary data sources such as: building plot search websites, 'Need-a-Plot' information available from the Self Build Portal; and enquiries for building plots from local estate agents.

Planning Practice Guidance (March 2014, Updated April 2016), ID: 2a-021

- ^{1.12} It is important to recognise that anyone seeking to build their own property does not add to the Objectively Assessed Needs for an area. Instead, self-build represents a mechanism for helping to meet the identified need for market and affordable housing of an area. Anyone seeking to self-build a property will be counted in the OAN as part of the demographic projections or market signals. In the same way as someone needing an affordable dwelling also requires a dwelling in an area, if someone requires a self-build plot then they will also require a dwelling as part of the OAN.
- ^{1.13} Over half of the population (53%) say that they would consider building their own home² (either directly or using the services of architects and contractors); but it's likely that this figure conflates aspiration with effective market demand. Recent surveys undertaken by ORS in Stockton on Tees and Rother have also identified a high level of interest in self and custom build, but again this may have been conflating an aspiration with effective demand. Self-build currently represents only around 10% of housing completions in the UK, compared to rates of around 40% in France and 70 to 80% elsewhere in Europe.
- ^{1.14} "Laying the Foundations – a Housing Strategy for England" (HM Government, 2011)³ redefined self-build as 'Custom Build' and aimed to double the size of this market, creating up to 100,000 additional homes over the decade. "Build-it-yourself? Understanding the changing landscape of the UK self-build market" (University of York, 2013) subsequently set out the main challenges to self-build projects and made a number of recommendations for establishing self-build as a significant contributor to housing supply. The previous Government also established a network of 11 Right to Build 'Vanguards' to test how the 'Right to Build' could work in practice in a range of different circumstances.

² Building Societies Association Survey of 2,051 UK consumers 2011

³ <https://www.gov.uk/government/publications/laying-the-foundations-a-housing-strategy-for-england--2>

^{1.15} In the Budget 2014, the Government announced an intention to consult on creating a new 'Right to Build', giving 'Custom Builders' a right to a plot from councils. The Self-Build and Custom Housebuilding Act⁴ 2015 places a duty on local planning authorities to:

- » Keep a register (and publicise this) of eligible prospective 'custom' and self-build individuals, community groups and developers;
- » Plan to bring forward sufficient serviced plots of land, probably with some form of planning permission, to meet the need on the register and offer these plots to those on the register at market value; and
- » Allow developers working with a housing association to include self-build and custom-build as contributing to their affordable housing contribution.

^{1.16} The 2015 Act was amended by the Housing and Planning Act 2016⁵ which placed a duty on local planning authorities to provide serviced sites which have planning permission that allows for self or custom build:

An authority to which this section applies must give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area arising in each base period. (Section 2(a)(2))

^{1.17} Limited Government funding⁶ is currently available via the HCA Custom Build Homes Fund programme (short-term project finance to help unlock group custom build or self-build schemes). The Government announced further measures in 2014 (Custom Build Serviced Plots Loan Fund) to encourage people to build their own homes, and to help make available 10,000 'shovel ready' sites with planning permission. Given this context, it is important to recognise that self-build could either be market housing or low cost home ownership affordable housing products. Nevertheless, it is likely that the majority will be market homes.

^{1.18} In May 2012 a Self-Build Portal⁷ run by the National Custom and Self Build Association (NCSBA) was launched. Figure 1 shows the current registrations from groups and individuals looking for land in the HMA on the 'Need-a-Plot' section of the portal, while Figure 2 shows a more detailed overview of the Broads area. Whilst there is clearly some interest in self-build across the HMA area, this represents only a very limited number of people and an exceptionally small proportion of the overall housing need identified each year over the Central Norfolk SHMA area.

⁴ <http://services.parliament.uk/bills/2014-15/selfbuildandcustomhousebuilding.html>

⁵ <http://services.parliament.uk/bills/2015-16/housingandplanning.html>

⁶ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/364100/custom_build_homes_fund_prospectus_120712.pdf

⁷ <http://www.selfbuildportal.org.uk/>

Figure 1: Group and Individual Registrations currently looking for land in and around Central Norfolk on the 'Need-a-Plot' Portal (Source: NCaSBA, October 2017 and Google Maps)

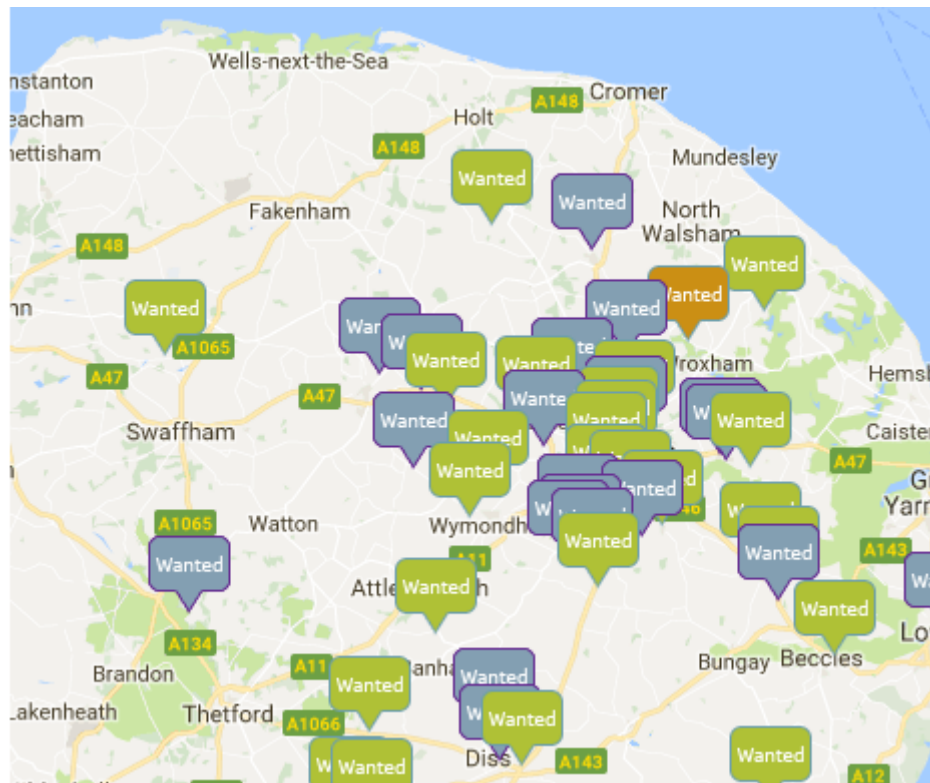
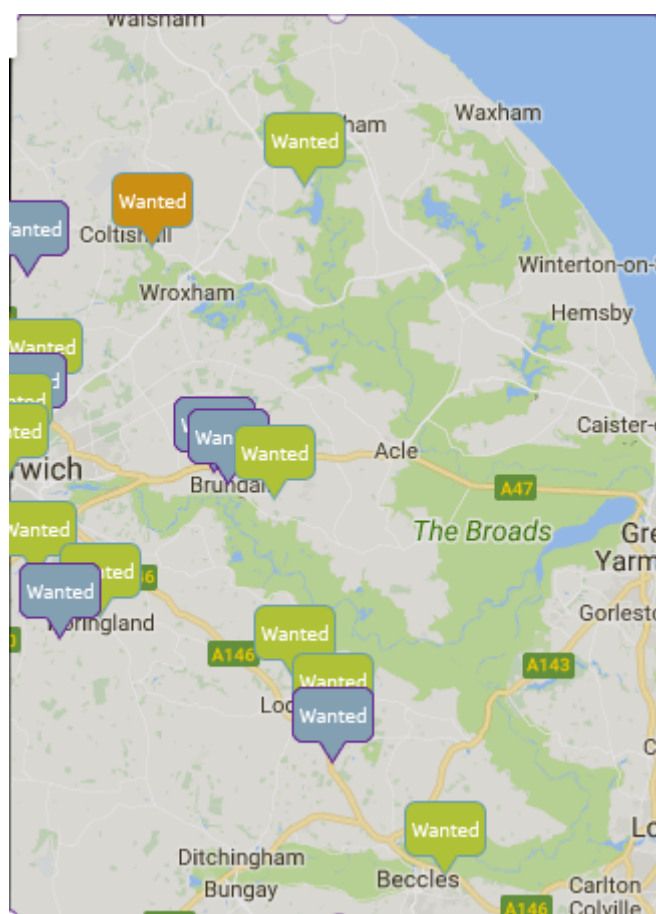


Figure 2: Group and Individual Registrations currently looking for land in and around the Broads on the 'Need-a-Plot' Portal
(Source: NCaSBA, October 2017 and Google Maps)



- ^{1.19} All the Central Norfolk planning authorities have established their Custom Build Register, albeit the number of registrations are currently low, as set out in Figure 3. Again, it must be reiterated that all of the households on the register will be counted as part of the existing OAN. In the context of the OAN for Central Norfolk being 65,567 the current demand from the Custom Build Registers across Central Norfolk accounts for less than 1% of the OAN, and therefore much less than the potential interest in self-build. The registers will be monitored to inform any policy implications arising and consideration will be given to determine the extent to which any schemes can contribute to affordable housing.

Figure 3: Numbers on Custom Build Register as of September 2017 (Source: Local Authority Data)

Planning authority	Numbers of the register up to September 2017
Broadland	51
Breckland	154
North Norfolk ⁸	84
Norwich	78 individuals plus one association of 8 people
South Norfolk	139
The Broads ⁹	103, but only 4 are uniquely on the Broads list

⁸ North Norfolk District Council are carrying out identification checks so this number may change.

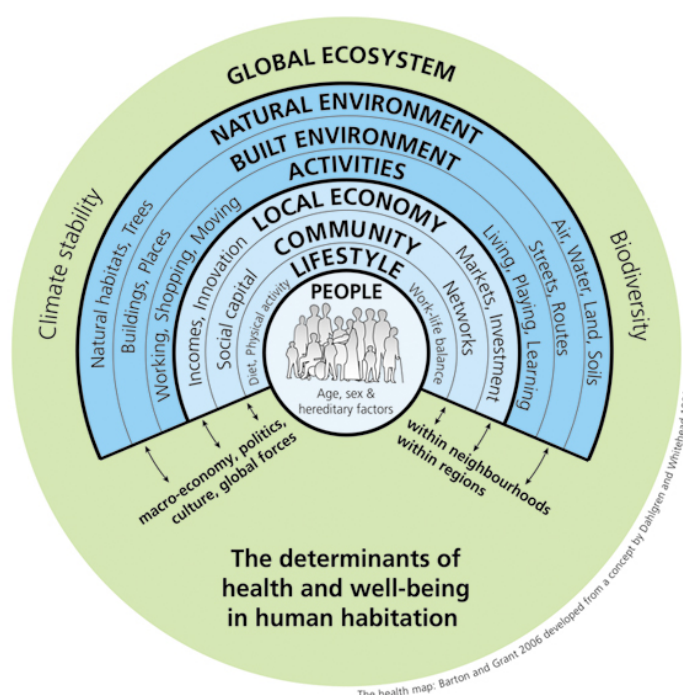
⁹ The Broads Authority, South Norfolk Council, Breckland Council and King's Lynn and West Norfolk Councils share the same register.

Planning in Health: An Engagement Protocol Between Local Planning Authorities, Public Health and Health Sector Organisations in Norfolk
Report by Planning Policy Officer

Summary:	This report introduces the Planning in Health: An Engagement Protocol Between Local Planning Authorities, Public Health and Health Sector Organisations in Norfolk.
Recommendation:	Members are requested to approve the protocol.

1 Introduction

- 1.1 The link between planning and health has been long established, and the built and natural environments are major determinants of health and wellbeing. The Health Map (below) shows how individual determinants, including a person's age, sex and hereditary factors, are nested within wider determinants such as lifestyle choices, social and community influences, living and working conditions and general socio-economic, cultural and environmental conditions.



- 1.2 The Government is clear about the role of health and wellbeing in planning, stating that '*local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans and in planning decision making*' (NPPG).

2 About the Planning in Health document

- 2.1 Work and discussion on the *Planning in Health: An Engagement Protocol Between Local Planning Authorities, Public Health and Health Sector Organisations in Norfolk* has been ongoing since 2015. Throughout this period support has come from several quarters, including each of the Norfolk Clinical Commissioning Groups (CCGs)¹.
- 2.2 The Planning in Health Protocol seeks to explain the relationship of land-use planning to public health, giving an overview of the planning system to health professionals and an overview of health service commissioning structures to land-use planners. There are mutual commitments to discuss development-related pressures on healthcare services and opportunities for high-quality place-making to enable people to make healthier lifestyle choices. The Protocol also includes NHS England giving the opportunity for monitoring how population change from housing development could have an impact on all aspects of acute and primary care services across Norfolk.
- 2.3 The Protocol seeks for health professionals and town planners to work together to secure land or funding for new healthcare facilities required as a result of new development. To assist with such negotiations, appended to the Protocol is population modelling data to give an indication of future healthcare requirements for Norfolk. Based on each CCG area, projections are given on future demand for acute hospital beds, intermediate care beds, and the numbers of General Practitioners required. The population increases are modelled on low, medium and high scenarios for house-building rates, reflecting the uncertainty as to how economic conditions might affect the house-building industry in coming years. The second appendix to the Protocol is a Health Planning Checklist that consists of six place-making themes. Use of the Checklist is not mandatory; it is simply made available to all practitioners as a convenient method to appraise development schemes in advance of, or at the point of, making a planning application.
- 2.4 In agreeing the Protocol it is hoped that the local planning authorities will undertake their commitments as part of agreeing the Norfolk Strategic Framework (NSF). From a health services perspective, it is hoped that each Norfolk CCG will agree to the protocol via its Governing Body, and NHS England will give senior officer support to the Norfolk Protocol.
- 2.5 The main commitments in the Protocol are as follows. The table also shows how the Authority will/does address these.

¹ Clinical Commissioning Groups (CCGs) were created following the Health and Social Care Act in 2012, and replaced Primary Care Trusts on 1 April 2013. They are clinically-led statutory NHS bodies responsible for the planning and commissioning of health care services for their local area. The Authority is within four CCGs: <http://voluntarynorfolk.brix.fatbeehive.com/ccg>

Main commitment	Broads Authority Actions
For planning authorities to meet at least twice a year with the CCG colleagues to discuss and agree ways in which town planning and healthcare challenges can be met.	The Authority lies within numerous CCGs. CCGs will be contacted about the best way to undertake this part of the protocol, especially considering the numbers planned for in the Broads Local Plan are very small relative to other Local Planning Authorities (although the cumulative impact is noted).
For planning authorities to add CCG colleagues to the list of organisations consulted on major planning applications of 50 dwellings or more, and for care homes, housing for the elderly, student accommodation and loss of open space.	The Development Management Team are aware of this commitment to consult the CCGs.
With colleagues from Public Health Norfolk, to model how house-building projections could affect population change and the consequent demand on healthcare services.	This is likely to be completed at a Norfolk level on review of the Planning in Health document.
To use the Healthy Planning Checklist, as deemed appropriate, to assess the quality of forthcoming development schemes.	Relying on this to be completed on a voluntary basis may mean this approach is not effective. Further, large scale schemes are rare in the Broads. Following discussions with Public Health on these issues, the policy approach in the draft Local Plan (see below) has been agreed with Public Health Norfolk. That being said, the checklist may be used for larger schemes following discussions with the applicant.

3 Health and the Local Plan

3.1 The Draft Local Plan has a policy relating to health, copied below. This has been produced with the support of Public Health Norfolk.

Policy PUBDM44: Designing places for healthy lives

Development proposals that support healthy choices, healthy behaviours and reduce health inequalities will be supported. All new housing, commercial and recreational development are required to explain how their development facilitates enhanced health and wellbeing through the provision of conditions supportive of good physical and mental health.

4 Summary and recommendation

- 4.1 The links between planning and health have been known for a long time. This Protocol provides important background information relating to the needs of the population resulting from development in Norfolk as well as processes to follow to ensure that health continues to be an important consideration when planning and delivering development in Norfolk.
- 4.2 Members are requested to approve the study and protocol and note the actions taken by the Authority in relation to the main commitments arising from the Protocol.

5 Financial Implications

- 5.1 There are no financial implications arising directly from the Protocol. Commitments in the Protocol for regular contact between planning authorities and health sector organisations are intended to be manageable within existing staffing resources. Likewise, work commitments in the Protocol are written with the need for efficiency in mind.

Background papers: None

Author: Natalie Beal

Date of report: 20 November 2017

Appendices: [Appendix A: Planning in Health: An Engagement Protocol Between Local Planning Authorities, Public Health and Health Sector Organisations in Norfolk](#)

Consultation Documents Update and Proposed Responses
Report by Planning Policy Officer

Summary:	This report informs the Committee of the Officers' proposed response to planning policy consultations recently received, and invites any comments or guidance the Committee may have.
Recommendation:	That the report be noted and the nature of proposed response be endorsed.

1 Introduction

- 1.1 Appendix 1 shows selected planning policy consultation documents received by the Authority since the last Planning Committee meeting, together with the officer's proposed response.
- 1.2 The Committee's endorsement, comments or guidance are invited.

2 Financial Implications

- 2.1 There are no financial implications.

Background papers: None

Author: Natalie Beal
Date of report: 20 November 2017

Appendices: APPENDIX 1 – Schedule of Planning Policy Consultations received

Planning Policy Consultations Received

ORGANISATION:	Suffolk County Council
DOCUMENT:	
LINK	https://www.suffolk.gov.uk/council-and-democracy/consultations-petitions-and-elections/consultations/minerals-and-waste-local-plan-consultation/
DUE DATE:	11 December 2017
STATUS:	Preferred Options
PROPOSED LEVEL:	Planning Committee endorsed
NOTES:	<p>In July 2016, Suffolk County Council's Cabinet agreed to create a combined Minerals and Waste Local Plan.</p> <p>This new plan will detail our policies for minerals and waste, and set out locations for the potential development of minerals sites (such as sand or gravel pits) and waste sites (such as recycling plants or landfill sites) in the county.</p> <p>The Suffolk Minerals and Waste Local Plan, will replace all three of the existing plans:</p> <ul style="list-style-type: none"> • Suffolk Minerals Core Strategy (adopted 2008) • Suffolk Minerals Site Specific Allocations (adopted 2009) • Suffolk Waste Core Strategy (adopted 2011) <p>The Preferred Options consultation is the second step in the process Suffolk County Council is taking to develop the new Minerals and Waste Local Plan. It sets out the preferred locations for potential development of minerals and waste sites in the county.</p> <p>This map shows the proposed and safeguarded sites: https://www.suffolk.gov.uk/assets/planning-waste-and-environment/Minerals-and-Waste-Policy/Safeguard-and-Proposals-Map.pdf</p>
PROPOSED RESPONSE:	<p>In general there are no new sites allocated in or near to the Broads it seems. There are some sites safeguarded for various minerals and waste uses that are near to the Broads. Suffolk County Council is requested to ensure that they consult the Broads Authority on any changes to the sites that are near to the Broads. Some of these sites W2 W3 WFT14 are adjacent to water courses supporting substantial visitor economy in the Broads. On this note, when setting the context of the County, reference to the special qualities of the Broads would be welcomed. These can be found in our draft local plan and copied below:</p> <p>The special qualities of the Broads that the Local Plan seeks to protect or enhance (as appropriate) are well known. The following list is based on public consultation for the Broads Plan, the Broads Climate Change Adaptation Plan and the Broads Landscape Character Assessment. Together, these special qualities help create the distinctiveness of the Broads' landscape.</p> <ul style="list-style-type: none"> a) Rivers and open water bodies ('broads') b) Fens, reed beds and wet woodlands c) Grazing marshes and dyke networks d) Flood plains, estuary and coast e) Navigable, lock-free waterways

	<p>f) Special wildlife</p> <p>g) Countryside access on land and water</p> <p>h) Views, remoteness, tranquillity, wildness and ‘big skies’</p> <p>i) The people, the visitors, the activities</p> <p>j) History: Geo-heritage, heritage assets, archaeology , historic structures</p> <p>k) Cultural assets, skills and traditions.</p> <p>l) People’s interactions with the landscape</p> <p>m) The settlements</p> <p>n) Variety of patterns and textures of the landscape.</p> <p>We do have some other comments:</p> <ul style="list-style-type: none"> • GP2 – e has a ‘where appropriate’ but so does the introductory sentence to the bullet points. Suggest the one in e is not needed. • GP4 says significant adverse impacts and GP3 says adverse impacts. Support the wording of GP3. Suggest these policies need to be consistent. • MP3 might benefit from bullet points. Is 10km as the crow flies or using roads? • MP5 – is a better title ‘aggregate recycling facilities’ as the policy refers to the facility rather than the product? Reference to brownfield sites – seems an afterthought. Should this be a requirement or strongly encouraged or is it ok that these come forward on greenfield land? • MP8 – five years or more. Which is it? 5 years or more than 5 years? Does not seem to be clear. • WP3 d – regarding adjacent to agricultural and forestry buildings – is the intention to allow the use of greenfield land for this use? • WP4 – at various places in the document there is reference to having facilities near centres of population that generate waste. Should the policy therefore state that they should be located near to such centres? As written, such facilities could be in the middle of nowhere. • WP11 and WP12 – last paragraph. Should these be the same? WP12 talks about residual source separated and pre-sorted waste whereas WP11 talks of pre-sorted waste only. • Throughout there is reference to existing B2 and B8 land uses or uses allocated for such a use in a Development Plan. Does NPPF22 have any relevance? That is to say could these sites come forward as a use other than employment giving rise to conflicting land uses? • WP15 talks about a small proportion – how much is a small proportion? • 6.33 - Design does seem to be important rather than desirable as Suffolk has a National Park equivalent area that is given the highest order of protection as well as other important landscapes. Looking at the policy itself, there is cross-reference to GP2 but should there also be reference to GP4 as the criteria in that could inform the design. <p>It seems there are some typographical errors. The ones I have noticed are as follows:</p> <p>2.2 – competing rather than completing</p> <ul style="list-style-type: none"> • Page 9, aim 3 – ‘other development other forms of development’ • 4.10 – in doing so will seek • 5.6 b – constraints rather than constrains • 5.11 – included at in the Plan • 5.25 – that this to will be based upon • 6.6 – ‘found by following the link’ • 6.16 – ‘demolition of excavation’ should this be ‘demolition or excavation’?
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	<ul style="list-style-type: none"> • 6.20 – do you mean depose or dispose? • 6.23 – think you mean ‘Many much smaller EfW systems’? • 6.24 – ‘the residual is either than landfilled’ – do you mean ‘then’? • WP11 – should the sentence including GP4 be criteria d)? • 6.33 – ‘when large facilities such as the Energy from’. • 6.34 – do you mean ‘impact upon waste management’ rather than development? • 8.15 – do you mean ‘in situ’ rather than ‘in sit’? <p><u>Comments from landscape consultant</u></p> <p>There are no new mineral sites proposed within the vicinity of the Broads Authority administrative area. The likelihood for potential landscape effects on the Broads in therefore significantly low.</p> <p>There are however a number of safeguarded sites within and in proximity to the Broads area which will require landscape consideration.</p> <p>Policy GP4 outlines the general environmental criteria to be addressed by any forthcoming application, as deemed appropriate by the planning authority. GP4 is considered to be reasonably comprehensive and the local validation requirements should pick up on the detail of what is required to satisfy each of the environmental criteria for any given scheme.</p> <p>Having briefly reviewed the local validation requirements, and although not strictly subject of this consultation, there is scope to include greater detail in what is to be expected of submissions. For example, existing vegetation often plays a significant role in mitigating the effects of minerals and waste development, and is also often subject of removal to facilitate such development. The current validation requirements require submissions to mark vegetation for retention and removal but require no assessment of quality. It may therefore be difficult to establish appropriate and proportionate mitigation for loss of landscape features; a BS5837 Trees in relation to design, demolition and construction survey could provide qualitative information. It may therefore be timely for the local minerals and waste planning authority to revisit validation requirements to bring in line with the changes in policy.</p> <p>The proposed minerals policies cover cumulative effects, progressive working and restoration although there is no specific policy in relation to design / siting of mineral sites within the landscape.</p> <p>Proposed waste policy WP17 makes provision for design of waste management facilities. A policy similarly applicable to minerals sites or a general policy to cover design principles could be considered.</p> <p><u>Sustainability Appraisal</u></p> <p>Key documents – there are no Broads Authority documents there. Suggest the Core Strategy, Development Management DPD, Sites Specifics Local Plan and emerging new Local Plan are referred to. Then there is a Flood Risk SPD and various guides. There is the Broads Plan as well.</p> <p>2.3.4 – the Broads has a status equivalent to a National Park.</p>
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**Broads Authority
Heritage Asset Review Group**

Notes of Meeting held on Friday 10 November 2017 starting at 11.30am

Present:

Jacquie Burgess
Mike Barnard
Peter Dixon
Paul Rice

Melanie Vigo di Gallidoro
Bruce Keith

In attendance

Sandra Beckett – Administrative Officer (Governance)
Ben Hogg – Historic Environment Manager
Marie-Pierre Tighe – Director of Strategy and Sustainable Communities
Prue Smith – Consultant on Cultural Heritage

22/1 Apologies for absence and welcome

Apologies were received from Bill Dickson, Haydn Thirtle, Simon Hooton (Head of Strategy and Projects) and Will Burchnall (Project Manager).

The Chairs of the Authority and Planning Committee invited Mrs Melanie Vigo di Gallidoro to join the Group and for Mr Bruce Keith to stay for the meeting.

22/2 Appointment of Chairman and Vice-Chairman

- (1) The Director of Strategy and Sustainable Communities invited nominations for the Chairman of the Group.

Jacquie Burgess proposed, seconded by Mike Barnard, the nomination of Melanie Vigo di Gallidoro. There being no other nominations

It was RESOLVED unanimously

that Melanie Vigo di Gallidoro be appointed as Chairman of the Group.

Melanie Vigo di Gallidoro in the Chair.

- (2) The Chairman invited nominations for the Vice-Chairman

Paul Rice proposed, seconded by Mike Barnard the nomination of

Jacquie Burgess as Vice-Chairman. There being no other nominations, Jacquie Burgess was duly appointed as Vice-Chairman of the Group.

22/3 To receive the note of the meeting held on 3 February 2017

The Note of the twenty-first meeting of HARG held on 3 February 2017 was received as a correct record.

22/4 Points of Information arising from the last meeting

Minute 21/8 BT Telephone Boxes

The Cultural Heritage Consultant reported that all the parish councils in whose parishes where BT telephone boxes had been identified for removal had been contacted. A good response had been received with some wishing to adopt their telephone box and some having already done so. One parish was still considering the matter.

Minute 21/10 National Parks Conservation Officers' Conference

The Historic Environment Manager confirmed that the National Parks Historic Environment Officers conference held in the Broads in May had included a visit to Halvergate Marshes and proved to be very successful. Some delegates had never been to Norfolk and had their perceptions of a totally flat landscape dispelled. Members expressed a wish to be involved in such events in the future.

Minute 21/6 Staithes Research Paper

The Historic Environment Manager confirmed that Professor Tom Williamson had provided a presentation to the full Authority in July 2017 on the project.

It was understood that all the photographs were now assembled but that there may be some redrafting to be undertaken in light of further comments prior to the final publication. Members expressed concern at the delay and considered that it would be useful if delay in publication was not extended much longer. Officers would endeavour to find out progress.

22/5 Heritage at Risk

22/5(1) Buildings at Risk Schedule 2017

The Historic Environment Manager provided the Group with the updated Schedules relating to the Buildings At Risk Survey as well as the Schedule relating to current and potential Enforcement issues.

It was noted that an application for planning and listed building consent had now been received for **Common Farmhouse, Fleggburgh** and was being processed.

Bridge Farmhouse, Low Road, Mettingham - It was noted that sadly there had been a catastrophic fire earlier in the year and currently there

was an application to Heritage England to remove the building from the Historic Buildings List. The Authority had also been consulted on another application to de-list a building in Thurne. Officers would respond appropriately to the consultations and Members would be updated on the outcome and implications.

Langley Abbey Stable block –It was pleasing to note that following a letter being sent setting out options for action, the works to the property had been carried out and therefore this could now be removed from the H@R schedule.

Brick Barn, Hill Farm, Gillingham –Following the sending of a letter setting out options for action, repairs to the roof sheeting had been undertaken and therefore it was possible to remove the building from the H@R schedule.

Swim Coots Drainage Mill at Catfield – It was noted some work had been carried out and a meeting was due to be held with Norfolk Wildlife Trust about the possibility of a comprehensive scheme of repairs.

With reference to the **Mills** within the schedule, most came within the Landscape Partnership Scheme bid and it was noted that the schedule of works were now completed with work due to start on some of the mills. For some of the mills not currently within the scheme, project pot funding had been agreed to carry out scanning works. This will lead to clearance work to facilitate the survey.

The Historic Environment Manager reported that the dangerous cornice on **Grade II Listed 34 Bridge Street, Bungay formerly known as the Music House** had been removed but unfortunately exposed the building to further potential damage from weathering. The Authority had a duty of care and Officers would continue to work with colleagues in the District. It was suggested that if no action resulted a letter setting out the Authority's options for action should be sent.

High Mills at Potter Heigham. This property had been on and off the list regularly. It had now been bought by new owners who had contracted a mill wright to carry out extensive cap repairs. It was anticipated that work would be completed within the next few months and therefore could be taken off the list.

The Group welcomed the progress report.

22/5(2) Enforcement

The Group noted the progress concerning **Manor Farm House Ashby with Oby.**

Wayford Mill

Members were very pleased to be informed that the Cap and Sails had

now at last been restored on Wayford Mill following a considerable drawn out history.

22/6 Water, Mills and Marshes: The Broads Landscape Partnership Bid

Members welcomed the excellent news that the Broads Landscape Partnership Bid had been confirmed in October.

The Historic Environment Manager reported that the Authority had received very positive press coverage which had prompted a great deal of interest and had a welcome knock on effect. Members noted that there had been an interesting feature on BBC Look East and on the main BBC news website. The scheme would provide the opportunity to tackle the restoration of some of those Mills on the BAR register which had been one of the longest standing problems facing the Broads. He provided the group with laser images, photographs and a video compiled with the use of drone footage and laser scanning techniques by the BBC.

This illustrated how technology had helped considerably and achieved the long held ambition of being able to “fly in” and obtain accurate aerial footage of the specific elements of the Broads mills required. With all the information to hand, it had been possible to prioritise and schedule the Mills programme, as well as provide CAD drawings to submit planning applications with all the necessary information. The applications were ready to process and these would be phased subject to the necessary protected species surveys being carried out.

It was clarified that the mills/windpumps on Halvergate Marshes were largely redundant as working mills since technology had overtaken them. Invariably access to them was difficult. However, they were a vital part of the history of the area as educational and landscape features which might also fulfil other functions.

Members noted that the project was due to commence in January 2018. Recruiting for a Clerk of Works to manage construction and maintenance work on the drainage windmills, as well as 2 part time project officers was underway.

A start up meeting with City College to begin the heritage skills training programme had been very positive. As part of the aim of providing such a programme a recruitment video was being developed by the consultant “Claritie” for those wishing to learn construction skills and extending this to skills required for heritage assets. The “draft” video was shown to the Group and favourably received.

The Project Manager would be providing regular updates on the Water Mills and Marshes project to the full Authority.

The Group enthusiastically welcomed and noted the progress being made.

The Director of Strategy and Sustainable Communities considered that it was worth mentioning that the group had been very helpful in providing positive support and enthusiasm for the development of the project

22/7

Local List

The Historic Environment Manager provided members with a discussion document to consider possible approaches to surveying buildings and structures for inclusion on the Local List. The identification and formal adoption of Locally Listed Buildings was in line with Historic England guidance and was a continuing process. The development of a local list had begun some years ago through contact with the Districts and Parishes and training workshops had been held with parishes. Up to now the population of the list had been approached in a thematic way. This had resulted in the inclusion of groups such as non listed mills and waterside chalets. There was still a variety of structures remaining that could be included in the Local List.

It was acknowledged that Kayleigh Wood's Masters dissertation had demonstrated the advantage of a more comprehensive approach. A similar comprehensive survey of potential candidates would be time consuming and reliant on officer resource which would be unrealistic given current commitments. It was also considered important to continue to involve the local community not only to promote an understanding of the historic contribution to the Broads landscape character but also provide a sense of ownership.

The Group considered various options for future surveys including a thematic approach, concentrating on geographical areas, involving other groups such as the Broads Society, local historic societies as well as parishes, and districts and bringing in a dedicated external resource to undertake or coordinate a scheme.

The Group were in favour of a combination of options but particularly favoured the idea of involving a Masters Level project in association with local groups. It was noted that the Broads Society would be interested.

It was agreed that Officers would examine and develop the options further bearing in mind the preference of the Group as well as identifying obvious gaps upon which there could be a focus. (eg boathouses, public houses)

The Local List could be included as an item on the March Parish Forum agenda.

22/8

Conservation Area Re-Appraisals

Progress was reported on the following Conservation Areas.

(1) **Stalham Staithe Conservation Area Re-Appraisal**

The Stalham Staithe Conservation Area Re-Appraisals had been adopted by the Authority on 24 March 2017. It had been well received and it was acknowledged that the process of engagement with the local community and organisations for the Stalham Staithe Conservation Area had proved very positive and a worthwhile approach for the future as well as creating on going links with the community.

(2) **East and West Somerton Conservation Area (CA) Re-Appraisal**

It was noted that the Somerton Conservation Area Re-Appraisal had been approved for consultation by the Planning Committee on 1 April 2016 and sent out for public consultation on 22 September 2017. The closing date was 20 November 2017. The preparation for the consultation had been fruitful and received positive feedback from the parish council and all concerned.

A report would be prepared for a future Planning Committee meeting in February 2018 following an analysis of the consultation. It was intended that a report would then go to the full Authority for adoption in March 2017.

It was noted that the process for dealing with Conservation Area Re-appraisals had improved considerably as lessons were learnt. This had resulted in 23 out of 25 CA appraisals now being completed. The refinement of the process had benefitted from the input of the group.

The Group congratulated staff on the work undertaken.

22/9 Any Other Business

No other items for report were raised.

22/10 Date of Next Meeting –

It was noted that the next meeting of the Heritage Asset Review Group would take place on Friday 23 March 2017 following the Planning Committee meeting.

The meeting concluded at 13.00pm

Appeals to the Secretary of State: Update
Report by Administrative Officer

Summary: This report sets out the position regarding appeals against the Authority since May 2017.

Recommendation: That the report be noted.

1 Introduction

- 1.1 The attached table at Appendix 1 shows an update of the position on appeals to the Secretary of State against the Authority since May 2017.

2 Financial Implications

- 2.1 There are no financial implications.

Background papers: BA appeal and application files

Author: Sandra A Beckett
Date of report 22 November 2017

Appendices: APPENDIX 1 – Schedule of Outstanding Appeals to the Secretary of State since May 2017

APPENDIX 1

Schedule of Outstanding Appeals to the Secretary of State since May 2017

Start Date of Appeal	Location	Nature of Appeal/ Description of Development	Decision and Date
22 May 2017	<p>APP/E9505/C/17/3173753 APP/E9505/C/17/3173754 BA/2015/0026/UNAUP2 Burghwood Barnes Burghwood Road, Ormesby St Michael</p> <p>Mr D Tucker Miss S Burton</p>	<p>Appeal against Enforcement</p> <p>Unauthorised development of agricultural land as residential curtilage</p>	<p>Committee Decision 3 March 2017</p> <p>Notification Letters and Questionnaire by 5 June 2017</p> <p>Statement of Case sent by 3 July 2017</p> <p>Inspector's site visit 12 December 2017</p>
15 June 2017	<p>APP/E9505/W/17/3174937 BA/2016/0356/COND Waveney Inn and River Centre, Staithe Road Burgh St Peter</p> <p>Waveney River Centre</p>	<p>Appeal against conditions 1 and 6 (Temporary approval and passing bay signs) of permission BA/2016/0064/CON D</p> <p><i>(condition re passing bay signs removed under this application.)</i></p>	<p>Committee Decision 9 December 2016</p> <p>Notification Letters and Questionnaire by 24 August 2017</p> <p>Statement of Case sent by 21 September 2017</p> <p>APPEAL ALLOWED 2 November 2017</p>

Decisions made by Officers under Delegated Powers

Report by Head of Planning

**Broads Authority
Planning Committee**

08 December 2017

Agenda Item No.17

Summary: This report sets out the delegated decisions made by officers on planning applications from 24 October 2017 to 23 November 2017
 Recommendation: That the report be noted.

Application	Site	Applicant	Proposal	Decision
Barton Turf And Irstead Parish Council				
BA/2017/0306/COND	Cox Boatyard Staithe Road Barton Turf Norfolk NR12 8AZ	Mr E Bishop	Variation of condition 3: timber piling of permission BA/2016/0045/FUL to allow the use of steel sheet piling.	Approve Subject to Conditions
Belaugh Parish Meeting				
BA/2017/0260/HOUSEH	River Cottage 7 The Street Belaugh Norwich NR12 8XA	Mr Robert Spelman-Marriott	Excavate a new mooring dyke in an existing boat shed and fill in an existing smaller dyke.	Approve Subject to Conditions
Brundall Parish Council				
BA/2017/0344/NONMAT	17 Riverside Estate Brundall Norwich Norfolk NR13 5PU	Mr P Newstead	Amendment to design, non material amendment to permission BA/2016/0410/HOUSEH	Approve
BA/2017/0327/HOUSEH	18 Riverside Estate Brundall Norwich NR13 5PU	Mr Lorne Betts	Decking and replacement piling.	Approve Subject to Conditions
Bungay Town Council				
BA/2017/0186/LBC	33 Bridge Street Bungay NR35 1HD	Ms Belinda Rapley	Retrospective permission for ensuite and installation of velux window.	Approve Subject to Conditions
BA/2017/0368/FUL	Granary House Staithe Road Bungay Suffolk NR35 1EU	Mr Paul Mellor	Replacement fence	Approve Subject to Conditions

Application	Site	Applicant	Proposal	Decision
Coltishall Parish Council				
BA/2017/0353/HOUSEH	Meadside Church Loke Coltishall Norwich Norfolk NR12 7DN	Mr Alistair Paterson	2 storey and first floor extensions.	Approve Subject to Conditions
Ditchingham Parish Council				
BA/2017/0364/CU	Waveney Valley Business Park Falcon Lane Ditchingham Norfolk	Mr S Cundy	Change of use from agricultural storage to commercial storage (B8)	Approve Subject to Conditions
BA/2017/0274/HOUSEH	18A Ditchingham Dam Ditchingham NR35 2JQ	Sue Haynes And Angus Stewart	Demolition of existing conservatory and garage/entrance link and replacement single storey extensions.	Approve Subject to Conditions
Fleggburgh Parish Council				
BA/2017/0338/HOUSEH	St Margarets Mill Main Road A1064 Billockby Fleggburgh NR13 3AX	Mr Mark Leathers	Demolition of detached garage and store and construction of extension of main store to provide replacement garage and store	Approve Subject to Conditions
Geldeston Parish Council				
BA/2017/0396/APPCON	Dunburgh Meadow Dunburgh Road Geldeston NR34 0LL	Ms Laura Schaffer	Details of Condition 3: Materials of permission BA/2017/0278/COND.	Approve
Haddiscoe And Toft Monks PC				
BA/2017/0188/COND	Pampas Lodge Caravan Park Haddiscoe Tavern The Street Haddiscoe Norfolk NR14 6AA	Mr A Forward	Variation of condition 5, occupancy restrictions, of BA/2014/0281/COND.	Approve Subject to Conditions
Horning Parish Council				
BA/2017/0307/FUL	Sunrise, Plot 6 Thurne Dyke Ludham Norfolk	Mr Habgood	Replacement dwelling, decking, quayheading and installation of composting toilet.	Approve Subject to Conditions

Application	Site	Applicant	Proposal	Decision
BA/2017/0382/FUL	21A Bureside Estate Crabbetts Marsh Horning Norfolk NR12 8JP	Mr David Ian Crosby	Storage box.	Approve Subject to Conditions
Hoveton Parish Council				
BA/2017/0337/FUL	4 Riverside Centre Norwich Road Hoveton NR12 8AJ	Mr Michael Fish	Change of use from A1 to A1/A3 mixed use, part retail and part restaurant.	Approve Subject to Conditions
Ludham Parish Council				
BA/2017/0234/HOUSEH	Holm-mere Staithe Road Ludham Norfolk NR29 5NP	Mr Derek Grainger	Second floor alteration to include additional windows, dormer windows and Juliet balcony.	Approve Subject to Conditions
Ormesby St Michael Parish Council				
BA/2017/0377/APPCON	Broadswater House Main Road Ormesby St Michael Norfolk NR29 3LS	Mr And Mrs Brown	Details of: Condition 3: Historic Building Record and Condition 4: Joinery Sections of permission BA/2017/0113/HOUSEH.	Approve
BA/2017/0311/FUL	The Boathouse Eels Foot Road Ormesby St Michael NR29 3LP	Mr M Minors	New holiday lodge and conversion of part of managers accommodation to additional holiday lodge including side addition.	Approve Subject to Conditions
Salhouse Parish Council				
BA/2017/0367/FUL	Salhouse Broad Lower Street Salhouse Norwich Norfolk NR13 6RX	Mr Henry Cator	Replacement quay heading.	Approve Subject to Conditions
Thorpe St Andrew Town Council				
BA/2017/0325/ADV	Town House Hotel 18- 22 Yarmouth Road Thorpe St Andrew Norwich NR7 0EF	Mr Firth	Replacement signage.	Approve Subject to Conditions
BA/2017/0328/LBC			Replacement signage	Approve Subject to Conditions

Application	Site	Applicant	Proposal	Decision
Thurne Parish Council				
BA/2017/0330/HOUSEH	Molens The Street Thurne NR29 3AP	Dr T Moore	Balcony extension and external alterations, boat and cart shed.	Approve Subject to Conditions
Wroxham Parish Council				
BA/2017/0331/FUL	The Bridge Restaurant Norwich Road Wroxham Norwich NR12 8RX	Mr Mark Eames	Air-con units and fence.	Approve Subject to Conditions