

**Residential Mooring nominations received during pre-submission consultation
Assessment of Nominations and consideration of issues raised**
Report by Planning Policy Officer

Summary: Through the consultation on the Publication Local Plan, three more nominations for residential moorings were received. These have been assessed. This report also discusses some comments received on some draft allocations and members' views are requested.

Recommendation:

- a) Planning Committee recommend to Full Authority that the Assessment of additional residential mooring nominations Topic Paper be submitted with the Local Plan.
- b) That Planning Committee recommends to Full Authority that the sites at Somerleyton and Horning are proposed to be allocated with the policies as set out in the Topic Paper.
- c) Members' views are requested on the proposal to reduce the allocation at Loddon Marina to 5 residential moorings, the introduction of wording to address scale, number and size of boats allowed to be moored as well as views on how to manage such moorings once they are permitted.

1 Introduction

- 1.1 During the pre-submission consultation the Authority received three more nominations for residential moorings.
- 1.2 An Assessment Paper has been produced and is included at Appendix A. This includes assessments using the HELAA methodology as well as against policy considerations. There are also comments from stakeholders who have previously assisted the Authority in making its assessment of residential moorings nominations.

2 Summary of Assessment Paper – including proposed new allocations

- 2.1 As a summary of the paper, the table below shows the proposed way forward for each of the new nominations and gives reasons.

Location	Decision	Reason
Heronshaw, Ropes Hill	Allocate for up to 6 residential moorings but only after	Residential and moorings land uses are part of general

Dyke, Horning	satisfactory improvements to the capacity of Knackers Wood Water Recycling Centre. Will need to specify about how to dispose of peat and specify criteria relating to any future amenities building.	character. Cutting out mooring is potentially acceptable subject to detail and appropriate disposal and assessment of peat to reflect peat's properties. Amenities building will need to be located and designed in an appropriate way.
Somerleyton Marina, Somerleyton	Allocate for up to 10 residential moorings. Make it clear that these will be within the existing marina. Pass on initial comments relating to the notion of digging out a future basin, but this is separate to the policy. Criteria relating to car parking, quay heading improvements, adequate provision of electricity, water and pump out and foul sewerage network assessment likely to be needed. Reference to site being located within a SSSI impact zone.	Whilst minimal services currently in Somerleyton, Waveney District Council's approach of allocating land for tens of houses as well as putting a development boundary in place a consideration and could justify further services in the area. Also permission for a new shop is either granted or will be applied for. Car parking could urbanise the boat yard area and have a different landscape impact. This site could come forward as windfall in a few years when a development boundary is put in place at Somerleyton – this way some site specific criteria which proposals need to address are included in the policy.
St Olaves Marina, St Olaves	Do not allocate for residential moorings.	Concern about impact on navigation by being on a main channel. Lack of every day services and facilities near to the moorings that can be accessed by alternatives to car.

2.2 Members' views on the assessment of these sites are welcomed.

3 Comments received as part of consultation relating to draft allocations

- 3.1 During the consultation, many comments were received on the proposed allocations at Loddon and Chedgrave regarding potential increases in anti-social behaviour and concern about how the moorings will be managed and what the boats will look like and also concerns about their upkeep.
- 3.2 Notification of the proposed allocation of both sites was sent to the neighbours of both these sites at the same time as they are close to each other, so it is not clear to which site the respondents are referring. The comments have been taken to refer to both sites.
- 3.3 Members will note that in a separate report elsewhere on this agenda, covering submission of the Local Plan, these comments are discussed in more detail and a draft response proposed. Importantly, it is proposed to reduce the allocation at Loddon Marina to 5 residential moorings; down from an initial allocation of ten residential moorings. The reason for this is that fewer moorings could be easier to manage.
- 3.4 Members' views are requested on this change in size of allocation.

4 Changes to policies to state that conditions will be set on scale, number and size of boats.

- 4.1 Following comments on the impact of residential moorings on local areas, as well as on reflection of other experiences of residential moorings in the area (whether they are permitted or not), it is proposed to state in the criteria based policy (DM36) and the policies allocating residential moorings that conditions will be used to control the scale, number and size of boats using the moorings.
- 4.2 Members' views are requested on this proposed addition to policies.

5 Managing the moorings

- 5.1 One of the recurring comments received relates to controlling the management of moorings once they receive permission. The management of moorings however is not a planning condition; whilst the LPA could encourage a management plan that seeks to address how moorings will be used in an acceptable way, this cannot be covered by planning condition. That being said, the LPA is aware of some moorings in the area who already have strong mooring agreements in place that seek to ensure the moorings are used appropriately.
- 5.2 Members' views are requested on how to ensure that moorings are managed appropriately.

6 Meeting the need

- 6.1 The Gypsy and Traveller, Travelling Showpeople, Caravan and Houseboat

study (R and R Consultancy, 2017) indicated a need/demand for 63 residential moorings. The following table summarises the allocations either in the submission Local Plan or proposed to be included in the final Local Plan. These amount to 46 residential moorings. This leaves 17 residual residential moorings for the plan period to 2036.

Location	Number of residential moorings	Status	When likely to come forward
Brundall Gardens Marina	5	In 2014 Sites Specifics and emerging Local Plan.	Start within 5 years of Local Plan adoption (end 2018).
Greenway Marine, Chedgrave	5	In emerging Local Plan	Start within 5 years of Local Plan adoption (end 2018).
Hipperson's Boatyard, Beccles	5	In emerging Local Plan	Start within 5 years of Local Plan adoption (end 2018).
Loddon Marina, Loddon	5	In emerging Local Plan	Start within 5 years of Local Plan adoption (end 2018).
Ropes Hill, Horning	6	Proposed for allocation following pre-submission consultation.	Later in plan period after Water Recycling Centre capacity issues addressed.
Somerleyton Marina	10	Proposed for allocation following pre-submission consultation.	Start within 5 years of Local Plan adoption (end 2018).
Waveney River Centre	10	Permitted on appeal	Start within 5 years of receipt of permission (2017).
	Total: 46		

6.2 Of relevance, to date, the Authority has undertaken the following tasks in relation to residential moorings:

- a. Since 2011, there has been a policy to guide planning applications for proposals for residential moorings. The Development Management criteria based policy relating to residential moorings is to be rolled forward into the Local Plan.
- b. During the Publication stage of the Sites Specifics Local Plan (2014), a proposal for residential moorings at Brundall Gardens was put forward and subsequently included in that Local Plan.
- c. A call for residential moorings was undertaken as part of the Issues and Options consultation in 2016. One site was submitted for consideration – Hipperson's Boatyard which is assessed within this document.
- d. Planning permission was granted on appeal for ten residential moorings at Waveney River Centre to reflect supporting the viability of the business.
- e. A second call for residential moorings, targeted at boatyards and

marinas located in line with the adopted policy's location criteria was undertaken summer 2017. Nominations were received for residential moorings at Greenway Marine, Loddon Marina, Beauchamps Arms and Berney Arms. These have all been assessed in the original reports.

- f. The Authority also suggested, in the same letter, that those marinas or boatyards that do have people living on boats within them may wish to formalise this through the planning system. The Authority received one query with regards to information on how to receive planning permission for residential moorings in a boatyard. The Authority has also met with one boatyard about their future plans which could include a variety of moorings, including residential moorings. The Authority intends to meet with more boatyards over the coming months/year.
- g. 21 more residential moorings (at Somerleyton Marina, St Olaves Marina and Ropes Hill, Horning) came forward through the pre-submission local plan consultation and have been assessed in this paper.

6.3 The Authority considers that more residential moorings will come forward through windfall following visits to boatyards by Authority Officers over the coming year or two. The criteria based policy would then be used to determine applications. The windfall rate would be around 1 a year or 17 in 18 years (which is the period left in the plan period if the Local Plan is adopted at the end of 2018).

7 Recommendation

- i. Planning Committee recommend to Full Authority that the Assessment of additional residential mooring nominations Topic Paper be submitted with the Local Plan.
- ii. That Planning Committee recommends to Full Authority that the sites at Somerleyton and Horning are proposed to be allocated with the policies as set out in the Topic Paper.
- iii. Members' views are requested on the proposal to reduce the allocation at Loddon Marina to 5 residential moorings, the introduction of wording to address scale, number and size of boats allowed to be moored as well as views on how to manage such moorings once they are permitted.

8 Financial implications

8.1 No financial implications other than dealing with any planning application that may come forward.

Background papers: None

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Appendices: [Appendix A – Assessment of residential moorings nominations received during the Publication Consultation. January 2018](#)