

# Planning Committee

## Agenda 23 June 2023

10.00am

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

John Packman, Chief Executive – Friday 16 June 2023

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

### Introduction

1. To receive apologies for absence
2. To receive declarations of interest
3. **To receive and confirm the minutes of the Planning Committee meeting held on 26 May 2023** (Pages 3-13)
4. To note whether any items have been proposed as matters of urgent business
5. Chairman's announcements and introduction to public speaking  
Please note that public speaking is in operation in accordance with the Authority's [Code of Practice for members of the Planning Committee and officers](#).
6. Request to defer applications included in this agenda and/or vary the order of the agenda

### Planning and enforcement

7. **To consider applications for planning permission including matters for consideration of enforcement of planning control:**
  - 7.1. BA/2022/0436/HOUSEH Hoveton - New mooring with boathouse extend decking area and replace quayheading (Pages 14-24)
  - 7.2. BA/2023/0099/FUL Horstead with Stanninghall - dredging lagoon (Pages 25-32)
8. **Enforcement update** (Pages 33-38)  
Report by Head of Planning

## Policy

9. **Local Plan - Preferred Options - bitesize pieces** (Pages 39-143)  
Report by Planning Policy Officer
10. **Consultation responses** (Pages 144-149)  
Report by Planning Policy Officer

## Matters for information

11. **Appeals to the Secretary of State update** (Pages 150-154)  
Report by Senior Planning Officer
12. **Decisions made by Officers under delegated powers** (Pages 155-159)  
Report by Senior Planning Officer
13. **To note the date of the next meeting – Friday 21 July 2023 at 10.00am at Yare House, 62-64 Thorpe Road, Norwich**

# Planning Committee

## Minutes of the meeting held on 26 May 2023

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## **Present**

Harry Blathwayt – in the Chair, Stephen Bolt, Nigel Brennan, Bill Dickson, Andrée Gee, Tony Grayling, Tim Jickells, Leslie Mogford, Vic Thomson, Melanie Vigo di Gallidoro and Fran Whymark.

## **In attendance**

Jason Brewster – Governance Officer, Nigel Catherall – Planning Officer, Kayleigh Judson – Heritage Planning Officer, Kate Knights– Historic Environment Manager, Cheryl Peel – Senior Planning Officer, Cally Smith – Head of Planning and Lorraine Taylor – Governance Officer.

## **Members of the public in attendance who spoke**

No members of the public in attendance.

## **1. Apologies and welcome**

The Chair welcomed everyone to the meeting.

### **Openness of Local Government Bodies Regulations 2014**

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

## **2. Declarations of interest and introductions**

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

## **3. Minutes of last meeting**

The minutes of the meeting held on 28 April 2023 were approved as a correct record and signed by the Chair.

## **4. Matters of urgent business**

There were no items of urgent business.

## **5. Chair's announcements and introduction to public speaking**

No members of the public had registered to speak.

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

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

## 7. Applications for planning permission

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

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

### (1) BA/2023/0125/FUL Wroxham – Swans Harbour, Beech Road – replacement quay heading

**Replace 173m of timber quayheading with galvanised steel piling, and extension to existing composite/plastic grid type decking**

**Applicant: Mr Daniel Thwaites**

The Planning Officer (PO) provided a detailed presentation of the application that would involve the replacing areas of timber quayheading with steel piling featuring timber capping and timber waling board. The section fronting the River Bure would have a double timber waling board. In addition, the existing timber decking would be replaced with a composite plastic grid type decking matching that already on site.

The PO indicated that the application was before the committee as the applicant was a member of the Navigation Committee. The PO also indicated that work had commenced on this application as evidenced by some of the photographs in the presentation.

The presentation included a location map, the site marked within a map of the Wroxham Conservation Area, an aerial photograph showing the site boundary, a site map highlighting the replacement steel piling, various photographs of the dyke, the existing decking and the quayheading on the river front, a diagram showing a cross section of piling and various photographs of existing steel and timber pilings in the locale of the site.

The PO indicated that one further representation had been received since this report was issued extolling the virtues of recycled plastic as an alternative piling material.

The Authority's Heritage Planning Officer (HPO) had objected to the use of the steel piling and composite decking material as they were not in keeping with the character and appearance of the Wroxham Conservation Area. The HPO had recommended that the quayheading was replaced like for like in timber and that the decking be restored to timber or high quality composite decking boards.

The PO moved on to the assessment of the application and highlighted that as there was no new areas of piling or decking proposed the principle of development was considered acceptable. In effect the proposal was for a change of materials and concerns had been raised about the proposed materials, citing the potential for the erosion of the character of the Conservation Area. Taking into consideration that there was already steel piling in the area, the somewhat developed and urban setting of the site, located on a section of river which

had hard engineered banks on both sides, the majority of the steel piling was not visible from public vantage points and the river frontage the piling would be finished with double waling boards concealing the top 0.45m of the piling these factors were deemed to significantly mitigate the visual impact of the use of the steel.

Whilst in planning terms there remained a preference for timber quayheading here, in order to protect the Conservation Area, it was considered that, on balance, the use of steel in this instance was not unacceptable due to its limited visibility and the mitigation proposed, particularly on the most prominent areas.

There are a number of locally listed chalets along this part of the river and planning policies sought to protect their setting, however they were 70m downstream and the impact on them was not significant.

Given the existing use of composite/plastic grid type decking along the river frontage and for the initial 13 metres of the dyke, the use of the same material for the extended area would ensure visual continuity which was considered to have a less detrimental impact than that which would have resulted if contrasting materials had been used.

The proposed use of steel piling with timber capping and waling and the use of composite/plastic grid type decking was considered to be supportable with regard to policies DM11, DM13, DM16, DM32, and DM43 of the Local Plan.

As work had commenced the PO explained that the condition regarding the time limit would no longer be applicable and confirmed the recommendation for approval.

A member questioned whether the steel piling visible above the water line could be hidden by a wooden façade. The PO explained that given the tidal range at this location it would be impractical to cover all the steel exposed above the water line. And that the wood would quickly deteriorate and detract from the overall appearance.

A member asked for clarification regarding when the encroachment of new pilings into the navigation channel was deemed unacceptable. The PO explained that the Authority's River Engineer and Rangers were consulted on these matters and in certain parts of the Broads the 300mm encroachment proposed on this application would be deemed too impactful on the existing navigation channel and in those cases the applicant would have to maintain the existing line of the quayheading.

Members were supportive of the application and while acknowledging the undesirable appearance of the steel piling in its new state, agreed that it would tarnish with age. Members agreed that the double waling was a good compromise given its location. A member commended the composite decking material for its reduced maintenance costs and improved grip even when wet.

Bill Dickson proposed, seconded by Leslie Mogford and

**It was resolved unanimously to approve subject to conditions:**

- i. In accordance with approved plans**

ii. Timber preservatives

(2) BA/2023/0158/LBC Halvergate – Mutton’s Mill, Stone Road - lightning conductors

**Site description: The installation of lightning protection**

**Applicant: Andrew Farrell (Broads Authority Programme Manager- Water, Mills and Marshes project)**

The Heritage Planning Officer (HPO) provided a detailed presentation of the application for the installation of lightning protection to the Grade II\* listed mill. This would require strike plates to be fitted to the ends of each of the four sails and corresponding 8mm aluminium cable down to the windshaft. An electrical transmission network would be created between the windshaft, bearing carriage and the perimeter cap that would ultimately lead to 2 down conductor cables fixed to the exterior of the mill tower with each terminating in an earth electrode driven into the subsoil close to the building.

The HPO indicated that the application was before the committee as the applicant was a partner of the Broads Authority on the Water, Mills and Marshes (WMM) project.

The presentation included a location map, a site map, photographs of Mutton’s Mill, a diagram showing the strike plates and their location on the sails and associated cabling to the windshaft, a diagram showing the cabling from the windshaft, bearing carriage and perimeter cap and the fixture points to the 2 down conductors.

Mutton’s Mill sits on the Halvergate Marshes and was one of the most carefully preserved and mechanically complete drainage mills in Broadland.

Set within a very flat and open landscape and standing 30m high (to sail tip) it was vulnerable to lightning strikes and the risk of lightning strikes was predicted to increase due to climate change. There had been significant investment in the repair and restoration of this structure through the WMM project. Given these factors the proposal to install lightning protection was considered reasonable and justified subject to the impacts on heritage and design (detailed in sections 6.5 to 6.7 of the report).

The HPO summarised these impacts; lightning protection would be a modern addition to the mill and once installed would be visible on close inspection. However, it was noted that the proposal had been designed to minimise the visual impact and damage to the fabric of the mill. It was therefore considered there would be a less than substantial harm to the significance of the mill and no adverse impact on the character of the wider conservation area.

The NPPF states that “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal”. In this instance the public benefit deriving from the installation of lightning protection would be to reduce the risk of significant damage or potential loss through lightning strikes of the designated heritage asset and this was considered to outweigh any small harm arising from the works themselves.

The proposal was therefore considered acceptable and was recommended for approval subject to the stated conditions.

Members were impressed by the ingeniousness of the proposed solution.

Nigel Brennan proposed, seconded by Melanie Vigo di Gallidoro and

**It was resolved unanimously to approve subject to conditions:**

- iii. **Time limit**
- iv. **In accordance with plans submitted**
- v. **Any damage to the building undertaken during installation shall be made good**

## 8. Enforcement update

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

**Land at the Beauchamp Arms (Two unauthorised static caravans):** Hearing date set for 9 August 2023 at 12pm at Norwich Magistrates' Court.

**Blackgate Farm, High Mill Road, Cobholm:** The Authority had contacted the landowner's agent regarding the one remaining caravan. The Authority, in conjunction with Great Yarmouth Borough Council, were undertaking a Gypsy and Traveller Accommodation Needs Assessment (GTANA) for the location and surrounding sites. The landowner had questioned the compliance of adjacent sites and the Authority would need to review the findings of the GTANA before considering if any further action was required at the adjacent locations.

**Land at the Berney Arms, Reedham:** The Authority had received an appeal, against the Enforcement Notice, on 25 May 2023.

## 9. Thorpe St Andrew Neighbourhood Plan - agreeing to consult

The Head of Planning introduced the report, which sought to endorse the Regulation 16 version of the Thorpe St Andrew Neighbourhood Plan for public consultation.

Leslie Mogford proposed, seconded by Andrée Gee and

**It was resolved unanimously to endorse the Regulation 16 version of the Thorpe St Andrew Neighbourhood Plan for consultation.**

## 10. Tree Preservation Orders - Update on review and re-serving of TPOs

The Historic Environment Manager (HEM) provided an update on the ongoing Tree Preservation Order (TPO) review exercise. The HEM explained that this exercise was required to ensure the consistency of all TPOs since the Local Planning Authority for the Broads came



into being in 2007. Some of these inconsistencies derived from the TPOs inherited from other LPAs in 2007 and some from changing standards/requirements during this time.

This was a time consuming exercise to ensure that there was evidence that each TPO had been confirmed, had a signed and sealed formal order and a map identifying the locations of the tree(s) and that there was evidence of a proper consultation being made when the TPO was served.

This effort would ensure that all the TPOs were compliant with current standards and avoided the risk (and costs) of a legal challenge resulting from any inconsistencies they may have had.

In order to address an issue with a TPO the process may require the existing TPO to be revoked and then re-served with the corrected version. There were two scenarios when a TPO would be revoked and not be re-served; when the TPO was deemed no longer required and when the TPO applied to a tree within a Conservation Area where no specific threat had been identified.

The process of revoking and re-serving TPOs would be performed on a district by district basis. This activity had commenced with the Broadland District Council area recently completed and next would be the North Norfolk District Council area.

This activity would be included in the decisions made by officers under delegated powers report. The HEM confirmed that any objections received within 28 days of a re-served TPO would result in this matter being brought to committee.

In response to a member's question the HEM indicated that a couple of hundred TPOs had been reviewed during this exercise and approximately 40-50 had been identified as needing to be re-served or revoked.

A member enquired as to how TPOs are instigated. The HEM explained that there are various mechanisms for raising a TPO:

- Within a Conservation Area a landowner would have to submit a Section 211 Notice to the LPA before carrying out any work to a tree. If the Authority believed the proposed work was a threat to the tree that warranted protection, then it would issue a TPO to prevent the proposed work being performed. There would then follow a discussion with the landowner on what works might be appropriate. This was a common source of TPOs within the Broads.
- Another source was via a planning application where the applicant had indicated the removal of a tree or the development itself posed a threat to a tree (e.g. by being in close proximity to tree roots) that warranted protection, then the Authority might raise a TPO to prevent the removal or threat.
- Members of the public could report possible threats to trees and in this situation the Authority would ask the Tree Consultant to perform a Tree Evaluation Method for Preservation Orders (TEMPO) assessment. This assessment might warrant a TPO being issued.

A member asked about the impact of diseases such as Ash dieback on TPOs. The HEM responded that a diseased tree would be a legitimate reason for removal of the tree despite a TPO being in place. In this circumstance, the HEM added, the Authority would expect the landowner to provide evidence that the tree was dead or dying.

**The report was noted.**

## 11. Consultations from DLUHC on holiday and second homes and from DCMS on a register of short term lets

The Head of Planning (HoP) introduced the report that detailed the Authority's responses to two consultations:

1. Issued by the Department of Levelling Up, Housing and Communities (DLUHC) on their proposals to introduce a new use class for short term lets and associated permitted development rights.
2. Issued by the Department for Culture, Media and Sport (DCMS) on a registration scheme for short-term lets in England.

The HoP provided an overview of the proposals contained in both consultations as per section 2 of the report. The HoP then explained the rationale behind the Authority's proposed responses to both consultations as detailed in section 3 of the report.

In summary, the Authority welcomed the creation of a new Use Class for short term lets and had proposed that this Use Class be extended to include second homes. There were concerns regarding the proposed permitted development right to allow a change to a short term let without planning permission; this effectively undermined the introduction of the new Use Class and put the onus on the Local Planning Authorities (LPAs) to make an Article 4 Direction to remove this permitted development right. This was a costly, non-trivial exercise for an LPA to perform to resolve a problem that was not of their making.

The Authority welcomed the proposed short term lets registration scheme for the simplification it would provide and the critical role it would play in ongoing identification and monitoring of the housing stock.

The HoP referred members to appendix 1 of the report for detailed responses to the consultation's questions and asked if there were any questions or comments.

A member asked what the criteria was regarding renting out your home between it being deemed as Airbnb or a full B&B. The HoP explained that it would be considered on a case-by-case basis, however a rule of thumb was if the development was less than 50% of the dwelling it would be considered as a B&B (which includes the Airbnb model) and would not require planning permission.

A member was supportive of the proposed responses and asked what the rationale was for selecting the 60 night threshold in response to question 12, regarding the flexibility for letting out C3 dwellinghouses for 30, 60 or 90 nights in a calendar year. The HoP responded that 30

nights seemed too restrictive and disproportionate relative to the effort required by the applicant.

The member then asked how members would be able to judge approval for a short-term let especially given the representations from neighbours most likely objecting. The HoP explained that the Authority would have to establish an associated planning policy and once approved, this would provide the basis for assessment of relevant applications.

A member pointed out that it was not uncommon for people to travel abroad for 90 days. The HoP clarified that by setting the threshold for permitted development right at 60 nights, it did not preclude people applying for permission for more than 60 nights.

A member commended the HoP on a thorough set of responses and agreed that the proposal to enable moves from usage class C3 to C5 was counter-productive. They agreed with the use of exemptions for differing areas reflecting the differing impacts from second homes and holiday lets.

Tim Jickells proposed, seconded by Bill Dickson and

**It was resolved by 8 votes in favour, 3 against to endorse the proposed responses to:**

- **The consultation from DLUHC on holiday and second homes.**
- **The consultation from DCMS on a register of short term lets.**

## **12. Circular 28/83 Publication by Local Authorities of information about the handling of planning applications Q1 (1 January to 31 March 2023)**

The Head of Planning (HoP) introduced the report, which provided the development control statistics for the quarter ending 31 March 2023. The HoP highlighted that all major and minor applications had been completed within statutory timescales or within an agreed extension of time as shown in table 2 (of the report) and exceeded the national performance indicators as shown in table 3 (of the report). The HoP concluded that the figures were good and were consistent with past performance.

Members congratulated the Planning team on their successful performance.

**The report was noted.**

## **13. Customer Satisfaction Survey 2023**

The Head of Planning (HoP) introduced the report on the results of the annual customer satisfaction survey for the planning service. The HoP confirmed that everyone who received a planning decision in the first quarter of 2023 would have been invited to complete an online questionnaire. The HoP indicated that one respondent was very unhappy although their application did not receive a refusal.

The response rate of 28% was significantly above the 10% benchmark for this type of survey. 13 out of the 17 respondents had rated the advice and help provided when submitting their application as very good (a maximum score of 5). The HoP believed this scoring was a positive endorsement of the free pre-application advice provided by the Authority. This early advice improved the quality of applications, improved the end-to-end efficiency of the process and helped avoid enforcement action.

A member wondered why the clarity of decision question had elicited the most varied range of scores. The HoP would investigate this matter further.

**The report was noted.**

## **14. Decisions on Appeals by the Secretary of State between 1 April 2022 and 31 March 2023 and monthly update**

The Committee received a schedule of decisions on appeals made by the Secretary of State between 1 April 2022 and 31 March 2023; three decisions had been received during this period all of which were dismissed.

The report also detailed the latest appeals for which decisions had not yet been received; all 12 were awaiting start dates.

Since the last committee meeting 4 decisions had been received, all of which were dismissed.

## **15. Decisions made by officers under delegated powers**

The Committee received a schedule of decisions made by officers under delegated powers from 17 April 2023 to 12 May 2023 and there were no Tree Preservation Orders confirmed within this period.

## **16. Date of next meeting**

The next meeting of the Planning Committee would be on Friday 23 June 2023 10.00am at Yare House, 62-64 Thorpe Road, Norwich.

The meeting ended at 11:40am.

Signed by

Chair

## Appendix 1 – Declaration of interests Planning Committee, 26 May 2023

Member	Agenda/minute	Nature of interest
Harry Blathwayt on behalf of all members	7.2	Broads Authority is a partner of the applicant on Water, Mills and Marshes project.

DRAFT

# Planning Committee

23 June 2023

Agenda item number 7.1

## **BA/2022/0436/HOUSEH Hoveton - Construct new mooring with boathouse, extend decking area and replace quay heading**

Report by Planning Assistant

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### Proposal

Proposal to construct new mooring with boathouse, extend existing decking area and replace quay heading

### Applicant

Mr Paul Rayner

### Recommendation

Approve subject to conditions

### Reason for referral to committee

Material considerations of significant weight raised by local Members

### Application target date

30 June 2023

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## 1. Description of site and proposals

- 1.1. The application site is a dwellinghouse known as Hickling House at 4 Bure Court, Hoveton. Bure Court is a private residential cul-de-sac at the southern extent of Marsh Road which runs roughly north-south between two private dykes off the River Bure. The area is largely residential with a scattering of boatyards and moorings; however, Bure Court is solely residential.
- 1.2. The dwelling of 4 Bure Court lies on the eastern side of the cul-de-sac and the curtilage extends for approximately 55 metres along the dyke to the east. The curtilage is widest at the south-western edge and narrows towards the north-east. To the northwest the dwelling has a separate parking area for up to three cars. The dwelling itself is a storey and a half, black and white timber clad, detached building with attached car port and garage to the south. A small octagonal summerhouse is located some metres to the northeast of the dwellinghouse, to which it is connected by a timber walkway through the garden.
- 1.3. The application proposes the creation of a new mooring with a boathouse to be positioned in the south-west corner of the plot. The boathouse is to be constructed from timber with black shiplap timber cladding with white fascias and trims that will match Hickling House. There will be a black roller shutter door on the front which is to be recessed within the elevation. The roof is to be cedar shingles and the external piles will be timber, and the internal piling is proposed to be steel. The boathouse measures 8.9m in length, 4.4m in width with a height of 4m.
- 1.4. The application also proposes to replace the existing quay heading and walkway that is currently bowing into the river and is in a poor state of repair. This is proposed to be replaced like for like with timber. Due to the damage of the quay heading, the ground has eroded away behind it, and it is proposed to fill this area. The design of the quay heading will include one timber cap and waling board. It is also proposed to extend the decking area and bring this forward to be in line with the existing decking. This is to provide a seating area.

## 2. Site history

- 2.1. BA/1991/2702/HISTAP - Erect one detached dwelling – Approved
- 2.2. BA/1995/2376/HISTAP - Erection of detached dwelling – Approved
- 2.3. BA/2013/0147/FUL - Replacement timber quay heading and replacement of and extension to decking (partially implemented) – Approved
- 2.4. BA/2020/0174/HOUSEH - Replacement Summerhouse (with a Barbeque Summerhouse – Approved

- 2.5. BA/2020/0381/HOUSEH - Installation of two rooflights and a soil vent pipe to serve first floor loft conversion – Approved

### 3. Consultations received

#### Parish Council

- 3.1. No response received

#### BA Historic Environment Manager

- 3.2. Initial response - firstly, it is acknowledged that the application results in the loss of a mature tree and I would recommend Stephen Hayden is consulted on the appropriateness of this. There would be a concern regarding its removal if you receive an objection from Stephen and the size/location of the boatshed may need to be amended if this is the case. If the removal of the tree is considered appropriate, I would recommend a suitable replacement is conditioned. Subject to the tree issue being resolved I can advise that there is no objection to the principle of erecting a boatshed. It is considered the design of the boatshed could be slightly amended to a more traditional form, with a larger roof to wall ratio to help 'anchor' the building and reduce its visual prominence. This could be achieved by lowering the eaves, potentially increasing the ridge height, and ensuring a larger eaves overhang to produce a more traditional form. Timber boarded doors would also be preferable to the roller shutter proposed. I do have strong concerns regarding the appropriateness of the proposed faux slate roof material and would recommend this is amended to either clay tile, a tile to match the existing chalet, cedar shingles or even a profiled metal roof might be appropriate. I would also recommend a condition for all external materials and hard landscaping, joinery details (windows and doors), bargeboards, soffits, and rainwater goods to be agreed.
- 3.3. Second response – thank you for consulting me on the amended proposal. The amendments follow previous recommendations over a change in form and materials. The new proposal provides a traditionally formed boatshed in traditional materials and with modern detailing and I can therefore advise I no longer object to the scheme. The replacement tree is also welcomed. Whilst the materials are considered appropriate and welcomed in principle I would recommend a condition for all external materials samples and treatment, joinery details (windows and doors - inc. details of the roller shutter door), bargeboards, soffits, rainwater goods and hard landscaping to be agreed and also a plan to show a small set back in the positioning of the proposed roller shutter door (these look visually recessive and less industrial when recessed into a set-back rather than flush to the external walls).

#### Ward Member

- 3.4. Cllr Nigel Dixon – Initial response - this application can be determined by the Head of Planning (delegated decision).



3.5. Cllr Nigel Dixon – Second response - further to my email of 7 Dec 22, and having carried out a site visit, I now withdraw my agreement for the subject application to be decided under delegated powers on the following planning grounds: Over Intensive Development - the relatively narrow gap between Hickling House and Bure Court House Boat Shed is barely big enough to site a boat shed of the size stated and it will destroy the sense of separation between the 2 properties and create an impression of overbearing continuous built form, similar to an urban terrace effect, harming the sense of open space in an area which needs to retain it. This is a very busy and narrow dyke serving many hire boat businesses and is particularly visible to all such traffic and to that extent it creates a poor impression of conserving something of an area which, not long ago, was undeveloped open ground. I note with concern the comments of the Heritage Officer seeking to increase the height of the boat shed ridge and lowering the eaves; these changes may seem reasonable when looking at the drawing, without the context of the setting, but they will increase the harm by increasing the frontal area. This suggests the Heritage Officer hasn't visited the site to view the setting from the dyke and Birchwood vantage points. It's not clear why this site has been chosen when there's more space with better navigable access to the north of Hickling House. Navigable Access - the chosen site is at the narrowest point of the dyke and entering and leaving the proposed boat shed will be particularly difficult and disruptive to the free flow of traffic during busy periods of the tourist season and inevitably will cause damage to the quay heading on the opposite bank. Quay Heading Replacement - the current quay heading of the site has clearly bulged into the dyke and the ground behind appears unstable. The submitted details omit to state whether the current quay heading will be removed and the new quay heading placed behind it, thereby restoring the original dyke width; or, whether it will be placed in front of it, thereby further narrowing the dyke. This needs to be clarified to ensure the original dyke width is restored and irrespective of the proposed boat shed this work need the be carried out to stabilise this part of the dyke edge. Walkway/Decking - there seems to be significant differences between the submitted plans of the walkway/decking area and what's actually in place now; that makes it difficult to assess the impact of the proposed changes. Anything which bring the development line nearer to the dyke would be harmful to the character of the area. Paucity of Information - there's very little information showing how the proposed boat shed and walkway/decking changes would fit into the current dyke-side scene and thus the over intensive development and tight navigable access would only be fully appreciated once the proposed development was in place. With that in mind, I strongly recommend the Planning Committee conducts a site visit and views the proposals from both Hickling House and Birchwood on the opposite bank of the dyke using ranging poles to illustrate the width, length, ridge and eaves heights of the boat shed. Using only imaginative approximations I was shocked at how the dyke-side scene would be significantly harmed and how the free flow of boat traffic would be impeded at times. A photo of the site front elevation with the boat shed superimposed on it might help to illustrate the adverse impact but the full effect on the scene can only be properly appreciated by a site visit to Birchwood, which I

gather the owner would welcome. 2 To conclude, for the planning grounds and reasons stated, above, this application should only be decided by the Planning Committee if the Officer recommendation is to approve; and, the current proposals would cause significant harm to the character of the area and adverse impact to traffic navigation such that it greatly outweighs the benefit to the applicant. I should add, such a boat shed facility is capable of delivery on the site, north of the House, with much less harm and adverse impact.

- 3.6. The amended application doesn't change the planning grounds and reasons to "call in" the application for the Planning Committee if the Officer recommendation is to approve. I have recently been made aware of boundary and mooring rights issues which appear to strengthen the grounds for concern over navigational conflict.
- 3.7. Cllr Gerard Mancini-Boyle – Initial response - I am happy for delegated powers on this application.
- 3.8. Cllr Gerard Mancini-Boyle – Second response - today I visited Susan Bell, as you are aware she has concerns regarding the boat house planning application opposite her property. Having looked at the proposed piece of land in the application, I has some concerns. Firstly, this is a very narrow stretch of water to navigate a boat into the boat house. The boat house would appear to take up all of the space. In my view the boat house could be better moved to a more suitable space further along the property. May I suggest that this application could be called in to the planning committee for discussion. I would also remove my decision on delegated powers.

### **Tree Officer**

- 3.9. Further to your recent request I have now visited the above-mentioned site and can offer the following. The proposed new boathouse will require the loss of a small alder tree that has been heavily reduced in the past, presumably due to its proximity to the existing outhouse. This is a small tree with limited visual amenity that could be replaced elsewhere on the site if removed. Given this I have no objection to the proposed development if we can condition the planting of a replacement tree as part of a landscaping scheme for any consent that may be issued. I am happy to discuss with the applicant suitable size and species for replacement trees if they wish.

### **Navigation**

- 3.10. This stretch of river is not part of the main navigable channel and so falls outside of our jurisdiction from a navigation point of view (and so why we did not comment on this application first time round). I expect the properties involved will have deeds, etc with details of the rights they have over this stretch of water which will apply here.

### **Ecologist/Rivers Engineer**

- 3.11. No concerns about the development provided the specified peat mitigation is undertaken and any peat excavated is kept wet and used immediately in backfill.
- 3.12. No objections to planning application, works licence required for construction.

## 4. Representations

- 4.1. Mr Alan Irvine- Initial response - I am instructed by Sue Cadamy, the owner and occupier of Birchwood which is located to the east of the application site. I have now had the opportunity of visiting her property to understand the impact that the proposed development will have. I would be grateful if you would provide clarification on the following issues: 1. Quay heading. The application seeks permission for a new quay heading. In the Design and Access Statement it states the new quay heading will be like for like. Please clarify if this means removal of the old heading and its replacement in the same location rather than the placing of the new quay heading either in front of or behind the existing. 2. The site plan as submitted is inaccurate. I enclose a copy for ease of reference and have circled in red the area of concern. This shows, edged green, an extension of decking along the eastern elevation of the property. I enclose a photograph of the property taken at my recent visit. Please note that the drawing does not correctly define the extent of decking already at the property. On the photograph you will note that the decking wraps round the gable end of the building at its northern and eastern edge and the existing decking extends much closer to the quay heading than is shown on the drawing. Without an accurate 'as existing' site plan, a proper assessment of the decking extension cannot be made. 3. The Design and Access Statement says the new quay heading will be at the same level as the quay heading of the property to the south, Bure Court House. The revised drawings of the proposed boat house show it being 5 metres to ridge above the top of the new quay heading. Please clarify the differential between the existing quay heading height and the new quay heading height so a true height for the new boathouse is established. Without knowing the actual height above existing heading height it is difficult to fully assess the impact of the new boathouse. We estimate the new quay heading will be almost half a metre higher than the existing quay heading but look forward to your clarification of this.
- 4.2. Mr Alan Irvine- Second response - Please find enclosed a copy of the revised, proposed boathouse elevations drawing provided by the applicant. The drawing has been dimensioned to scale and the measurements given for the building do not correspond to the building as drawn. For example, if one uses the stated width of the building as being correctly dimensioned on the drawing, the height as shown measures 5.165 metres not the 5 metres as stated. The length of the building is stated to be 11 metres, but the actual length of the building as drawn is less than 11 metres. I have also reviewed the site plan as provided by the applicant. The plan has been checked using stated dimensions and information provided on the OS plan and shows the site plan to be in error. The proposed boatshed is stated to be 11 metres long by 4.7 metres wide, but the building shown edged red on the site plan provided by the applications measures 9.5 metres by 3.81 metres. The dotted black line shows the outline with measurements of 11 metres x 4.7 metres and as you will note, it does not fit into the available space. The front corner of the building would be on the quay heading and the rear corner of the building would touch the dwelling by the time the overhang of the

roof and the guttering is attached to the building. The above information has been taken from data supplied by the applicant and has been processed using detailed AutoCAD software and I consider it to be very accurate. There are clearly further issues with the information provided by the applicant beyond those raised in my email of 13 March. You have set a deadline of 22 March for comments to be submitted. Only once the applicant has provided accurate revised plans and confirmed the exact nature of the proposal can a proper assessment of the application can be made.

## 5. Policies

- 5.1. The adopted development plan policies for the area are set out in the [Local Plan for the Broads](#) (adopted 2019).
- 5.2. The following policies were used in the determination of the application:
  - DM10 – Peat Soils
  - DM13 – Natural Environment
  - DM21 – Amenity
  - Dm43 - Design

## 6. Assessment

- 6.1. In terms of the assessment of this application the main issues to be considered include the principle of the development and the impacts on neighbouring amenity and the design of the proposed development, as well as the impact on the natural environment.

### Principle of development

- 6.2. The applicant wishes to create a mooring and erect a boathouse to moor a boat for the enjoyment of the river. The boathouse will protect the boat and ensure the boat is out of the navigable dyke when not in use, which protects other boat users and the allows the safe passage of the dyke. The purpose of the replacement quay heading is to increase safety and usability and the enlargement of the decked area is to improve the visual and amenity of the property as well as its usability. This is an area where many properties have direct access to the water and the principle of the development is therefore considered acceptable.

### Design

- 6.3. Whilst assessing the design of the proposed development, Policy DM43 states that all development will be expected to be of a high design quality and should integrate effectively with its surroundings, reinforce local distinctiveness, and landscape character and preserve or enhance cultural heritage. The character of Bure Court is entirely residential with large, detached properties of mixed design and appearance. There are multiple boathouses and moorings along this part of the dyke, including large, pitched roof boathouse.

- 6.4. The design of the boathouse that is proposed under this application has been amended over the course of the application in response to issues raised and there is no objection from the Heritage Officer to the revised design. The materials that are proposed are traditional and commonly used throughout the Broads. Timber shingles for the roof are a natural material and in keeping with the soft and muted materials in the local area. It is proposed to clad the boathouse in black timber cladding which will reduce the visual impact and match similar boathouses in the local area. The size of the boathouse has also been reduced during the application. The original scheme measured 4.7m by 11m and this was reduced in length to 8.9m and in width to 4.4m. The size is considered suitable in the limited space available within the plot and allows for the resident to still retain garden space as well as a mooring, which the property currently does not have.
- 6.5. The quay heading is proposed to be replaced on a like for like basis, as the existing material is timber. Timber is a natural resource and its impact on the environment is significantly less than the alternatives, which are steel and plastic. It is proposed to use steel piling on the inside of the boathouse, as this will not be seen, and this is considered acceptable. The extension of the decked area immediately outside the door is currently narrow in places and wrapped around this elevation of the dwelling. It is proposed to continue this further into the garden to enlarge the area for seating. The material is to match the existing decking and the enlargement is not considered significant and this is acceptable in terms of design and Policy DM43 of the Local Plan for the Broads.

### Amenity

- 6.6. With regards to amenity, there has been an objection raised which, whilst it covers multiple aspects of the application, is concerned primarily about the impact of the proposed development on the local amenity. These are all considered in this section.
- 6.7. In terms of navigation, there is concern that the dyke is not wide enough to facilitate the mooring of a boat in the proposed mooring and various drawings and scans of the area have been provided. Although not required as part of the application, the agent has provided images of the potential boats that are proposed to be moored and the sizes of these. After reviewing these and acknowledging that the neighbouring properties are permitted to moor boats along the opposite side of the dyke, it is concluded that whilst the dyke is narrow there is enough space to safely moor a boat in the boathouse and mooring proposed, subject to it being of the size indicated. The BA's Navigation team was consulted on the application, but as this is a private dyke (i.e., not on the public navigation) this is a private matter and any issues with the blocking of the dyke by vessels would be a civil matter between the applicant and the neighbouring residents and is not a material consideration in terms of the planning application.
- 6.8. Another concern raised was the size and footprint of the building, and that the building would not fit in the specified location based on the dimensions provided. In response to this a further site visit has been conducted and it confirmed that the building does fit, and this has been measured. The building has undergone a reduction in width and

length to ensure that it is a good fit and continues the built development in Bure Court. It is noted that there is currently a gap in development here, where views can be seen through the residential properties. The right to a view is not a planning consideration and it is considered that the space available is suitable for such development. There is a shed and tree in this location which currently are dilapidated, and the boathouse will be an improvement visually.

- 6.9. The boathouse has a 4m tall ridge which is set below both the host dwelling and the neighbouring property. This reduces the dominance of the building and ensures it is not overbearing.
- 6.10. It has been suggested that the boathouse could be moved to an alternative location within the curtilage of the dwelling. These locations have been considered by the applicant but as this is the widest section of the plot, nowhere else would accommodate the boathouse as well as the chosen location.
- 6.11. The proposed boathouse will not increase overlooking due to there being no windows in the building and there is only one door on the rear and a roller shutter door on the front, which will likely be closed when the boat is inside. The building will also not reduce light to neighbouring properties due to its location. In terms of visual amenity, the derelict shed, and tree removal and erection of the boathouse will improve the appearance of the area and make use of land which otherwise is unused. The proposal is therefore considered acceptable in terms of Policy DM21 of the Local Plan for the Broads.

### Other issues

- 6.12. The site is located within an area of potential peat soils. A peat survey was conducted and submitted as part of the application and found that there was limited peat in the excavation site. It has been confirmed that peat mitigation methods will be implemented when necessary and if necessary. The proposal is considered acceptable in terms of peat soils and Policy DM10 of the Local Plan for the Broads.
- 6.13. The BA's Ecologist was consulted on the application due to the peat soils and the replacement quay heading. No objections have been raised and suggested mitigation methods for the soil and bio-diversity enhancements, as well as wildlife conditions and informatives have been provided. The proposal complies with Policy DM13 of the Local Plan for the Broads.
- 6.14. The proposed location of the boathouse does involve the removal of a mature tree. The Tree Officer was consulted as part of the application and confirmed that the removal was acceptable and that a replacement should be planted elsewhere in the curtilage; the agent confirmed the replacement and specified this on the site layout plan.
- 6.15. The existing quay heading has over time failed and bowed into the narrow navigation channel at the entrance of this particular dyke. This has visually narrowed the dyke and reduced the useability of the plot. The replacement quay heading is to be replaced in the same place as the existing, however it would be taller than the existing. This to

match the quay heading heights of the neighbouring properties which are taller. The removal of the quay heading in the entrance of the proposed mooring will open the dyke up further and return the dyke to full width.

## 7. Conclusion

- 7.1. Planning permission is being sought for the erection of a boathouse with a new mooring, as well as like for like replacement quay heading and an extension to the existing decking area. The design and materials of the proposals are considered to be in accordance with the requirements of Policy DM43 of the Local Plan for the Broads and as there are no detrimental impacts in terms of amenity of the neighbours, the proposals are in accordance with Policy DM21 of the Local plan for the Broads. The Ecologist raised no concerns with regards to the peat soils and the replacement of the quay heading, which means the proposals are in accordance with Policy DM10 and DM13 of the Local Plan for the Broads. On this basis, it is considered that the application is acceptable.

## 8. Recommendation

- 8.1. Approve subject to conditions
1. Three-year timeframe for commencement
  2. In accordance with the approved plans and material details
  3. Material details of the boathouse to be agreed
  4. Ecology condition for the placement of a bird box

Author: Callum Sculfor

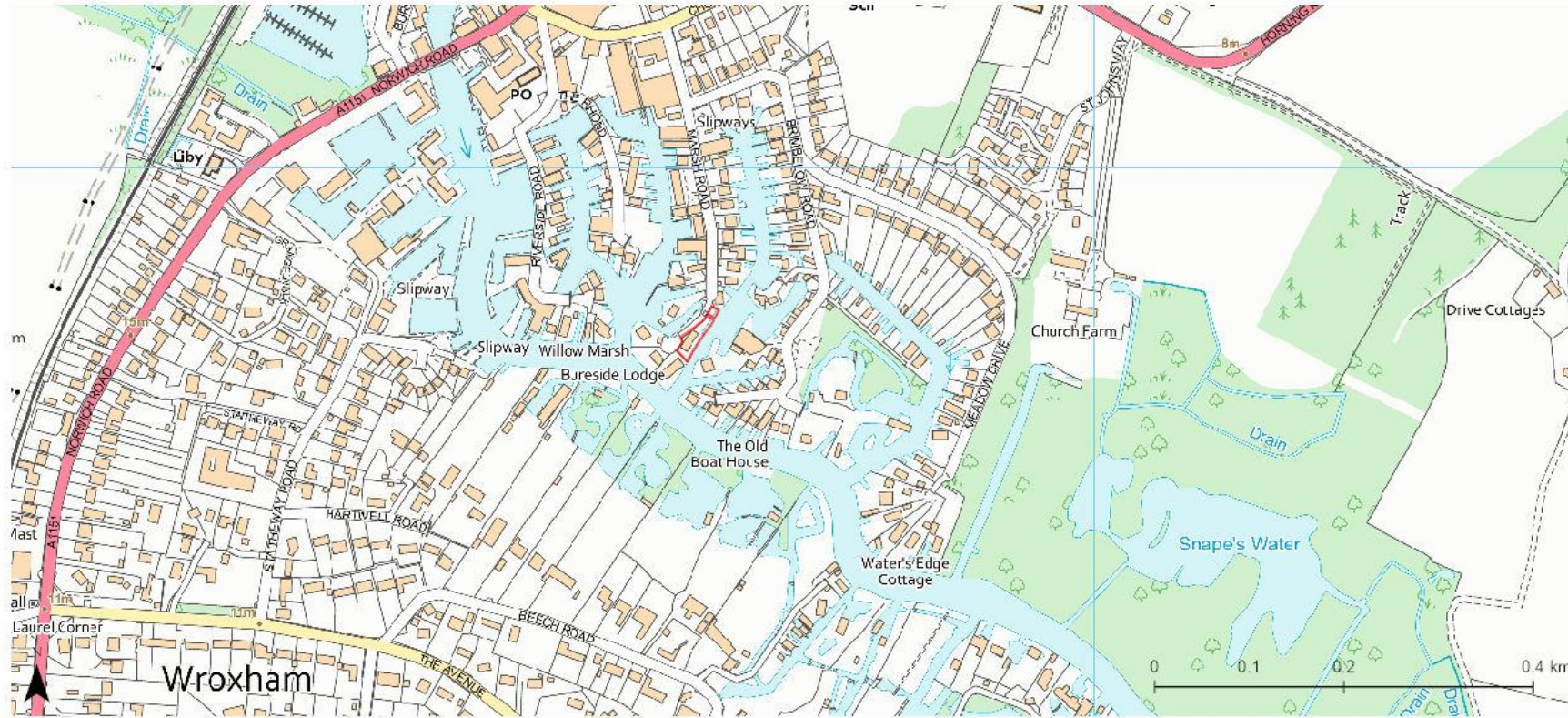
Date of report: 12 June 2023

Background papers:

Appendix 1 – Location map

# Appendix 1 – Location map

BA/2022/0436/HOUSEH - Hickling House, 4 Bure Court, Marsh Road, Hoveton



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# Planning Committee

23 June 2023

Agenda item number 7.2

## BA/2023/0099/FUL Horstead with Stanninghall - Construction of dredging lagoon

Report by Planning Officer

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### Proposal

Temporary construction of lagoon structure to hold dredged river sediment for drying

### Applicant

Mr Adrian Sewell - Broads Authority

### Recommendation

Approval subject to conditions

### Reason for referral to committee

Broads Authority application and a major application

### Application target date

26 July 2023

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# 1. Description of site and proposals

- 1.1. The subject site comprises part of an agricultural field within the wider Trafford Estate in an area known as Little Switzerland. The site is located approximately 50 metres to the west of the River Bure, roughly 1 kilometre downstream from the village of Belaugh. The site forms the eastern part of a larger agricultural field which is entirely surrounded by woodland. Access to the site is by private farm track only. The site is remote, not accessible to the public or visible from any public vantage point. The surrounding area comprises woodland and agricultural fields.
- 1.2. The proposal is for the construction of a temporary holding lagoon on arable land for the drying of sediment dredged from the nearby river. The lagoon is a semi-circle with a maximum length of 170 metres running north to south, and a maximum width of 120 metres running west to east. The total capacity of the lagoon will be approximately 20,000m<sup>3</sup> of wet sediment.
- 1.3. The lagoon structure will be formed by constructing earth bunds using the topsoil from the field. A 300mm layer of topsoil will be stripped from the internal areas of the lagoon and shaped to form the bunds. The earth bunds will be levelled relative to the existing ground levels to a crest height of 1.5m on all sides. The lagoon will have an area footprint of 20,000m<sup>2</sup> and a fill level of 1.0m with a freeboard height of 0.5m on the crest of the earth bunds.
- 1.4. The Broads Authority (BA) undertakes maintenance dredging, removing approximately 40,000m<sup>3</sup> of accumulated sediment each year from the Broads' navigation channel areas. The BA seeks to re-use the sediment dredged in a beneficial way wherever possible and in this case proposes to use it for agricultural benefit to improve soil structure and organic content.
- 1.5. The Upper Bure has been identified as a priority for dredging owing to levels of accumulated sediment that have resulted in the navigable envelope no longer meeting waterways specifications. The area for dredging is a 9.5km length of the River Bure between Coltishall and Wroxham.
- 1.6. The sediment would be dredged from the river, carried by wherries to a point on the river close to the subject site, and pumped to the proposed lagoon through a 150mm diameter pipeline laid on the surface of the riverbank and through the wet woodland between the river and the lagoon area. The holding lagoon is divided into four cells to allow a uniform filling process and additional integrity.
- 1.7. Once 20,000m<sup>3</sup> of wet sediment has been pumped into the lagoon, the dredging work will cease. The lagoon will then be left for approximately 12 months to allow the sediment to consolidate and dry to a workable consistency in line with the natural state of the field. Following the drying period, the dried sediment will be spread on surrounding fields over an area of 23.8ha and ploughed in. The lagoon earth bunds will be scraped back over the lagoon area.

1.8. The sediment volume to be removed after dewatering will be approximately 12,000m<sup>3</sup>, therefore the sediment once settled will occupy less than 60% of the lagoon capacity.

1.9. The works are proposed to take place over a two year period. The sequence of works will be as follows:

Year 1 (September 2023) – Lagoon construction

(Nov 2023- Oct 2024) - Dredging

Year 2 (Mar 2024 – Mar 2025) – Dewatering/Consolidation

Year 3 (April 2025) – Restoration Land spreading

## 2. Site history

2.1. None.

## 3. Consultations received

### Environment Agency

3.1. No objection subject to informative advice in relation to environmental permitting.

### Norfolk County Council (NCC) Highways

3.2. No objection following re-routing of the access to the site.

### Natural England

3.3. Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

### The Broads Society

3.4. The Broads Society Supports this application for a temporary lagoon and is encouraged to see the extensive dredging works proposed that necessitate this application.

### BA Landscape

3.5. The construction of the lagoon is unlikely to harm any landscape features of value.

There are no Public Rights of Way (PRoW) in the area from which the site could be visible.

Dredging operations would be more noticeable from publicly accessible riverside areas near Wroxham and Coltishall for short periods.

Pumping of material and use of machinery during the dredging operations would generate noise.

Any effects on landscape and tranquillity would be temporary, and none of these impacts are particularly significant.

No objection subject to consideration of mitigation.

## BA Ecologist

- 3.6. Any ecological impacts are likely to be temporary and limited. However, mitigation measures should be put in place and the site and works should be monitored by the responsible ecologist to ensure there are no undue impacts to habitats and species.

## 4. Representations

- 4.1. One response was received regarding the access along a public right of way. The access has since been re-routed and no longer uses the public right of way.

## 5. Policies

- 5.1. The adopted development plan policies for the area are set out in the [Local Plan for the Broads](#) (adopted 2019).

- 5.2. The following policies were used in the determination of the application:

- DM5 - Development and Flood Risk
- DM13 - Natural Environment
- DM16 - Development and Landscape
- DM17 - Land Raising
- DM18 - Excavated material
- DM21 - Amenity
- DM23 - Transport, highways and access
- SP13 - Navigable Water Space

- 5.3. Other material considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- BA Landscape Character Assessment 22: Bure Valley - upstream of Wroxham Railway Bridge

## 6. Assessment

- 6.1. The application is for the construction of a temporary sediment lagoon for the drying of material dredged from the River Bure between Coltishall and Wroxham. The main considerations in the determination of this application are the principle of development, landscape, amenity, ecology, flood risk, and navigation.

### Principle of development

- 6.2. The proposed development is considered acceptable insofar as the dredging of a 9.5km stretch of the River Bure would provide a navigation benefit in meeting waterways

specifications for river depth, and the drying out of the dredged sediment and spreading over arable fields would improve soil structure and organic content. The proposal therefore accords with Policy SP13 of the Local Plan for the Broads.

### **Impact upon the landscape**

- 6.3. The site is part of an arable field. The wider field of which the site forms a part is surrounded by woodland. There is no land based public access to any point close to the site or with a view of the site. To the east of the site is the River Bure, but the area of woodland between the site and the river is approximately 50 metres wide which provides a good level of screening. Given the remoteness of the site, the absence of public access, the surrounding woodland, and taking into account the temporary nature of the works and the proposed restoration of the site to its existing condition, it is considered that there would be no unacceptable impacts on the wider landscape character and appearance. Whilst it is noted that the BA Landscape Architect has raised some questions regarding the scheme it is considered that these have been addressed through other consultation responses. The proposal is therefore considered acceptable with regard to Policy DM16 of the Local Plan for the Broads.

### **Amenity of residential properties**

- 6.4. The site is remote, with only one residential property within a 0.5km radius of the site, this being a farm approximately 300m to the east of the site, and separated by continuous woodland, aside from the River Bure. The Broads Authority has extensive experience of dredging and the use of areas to dry sediment, and has reported very little evidence of odour from river sediment. However, an odour management plan has been submitted with the application which outlines measures to monitor odour and, if necessary, mitigate for any odour related issues that arise. The proposal is therefore considered acceptable with regard to Policy DM21 of the Local Plan for the Broads.

### **Ecology**

- 6.5. The site is part of an arable field of which the proposed lagoon would cover 20,000m<sup>2</sup>. The BA ecologist has assessed the application and advised that any ecological impacts are likely to be temporary and limited. They have advised that mitigation measures should be put in place and the site and works should be monitored by an ecologist to ensure there are no undue impacts to habitats and species. In addition, they have requested that restoration of the site should take place within the specified timescales and should seek to sensitively return habitats to their previous condition. Subject to conditions to ensure adherence to mitigation and restoration, the proposal is considered acceptable with regard to Policy DM13 of the Local Plan for the Broads.

### **Highways and public rights of way**

- 6.6. The original access route to the site made part use of a public right of way. The condition of the public right of way did not appear suitable for access to the site with the required work equipment to form the earth bunds to the lagoon. Following discussion with the applicant, a revised route utilising a private farm track was submitted. NCC Highways have raised no objection to this revised route. The heavy

equipment for the formation of the earth bunds would remain at the site for the duration of the works, this being both to form the earth bunds, and to remove the bunds and spread the dried sediment. Daily access to the site by staff would be by car or van, with parking being provided to the immediate north of the lagoon area. The proposal is therefore considered acceptable with regard to Policy DM23 of the Local Plan for the Broads.

### Other issues

- 6.7. The site and access route are outside of flood zones 2 and 3 and the Environment Agency have responded raising no objection.
- 6.8. The works to dredge the river and pump the sediment to the proposed lagoon would have a temporary and minor impact on navigation by virtue of the vessels using the river to carry out such works. These are routine works carried out every year by the BA and contribute to the maintenance of the navigable waterways. Any impacts on navigation (which would be minor and acceptable) are also considered to be outweighed by the wider benefits that the dredging works provide. The proposal is therefore considered acceptable with regard to Policy SP13 of the Local Plan.

## 7. Conclusion

- 7.1. The proposal is for the construction of a lagoon structure in an arable field to hold dredged river sediment from a 9.5km stretch of the River Bure. The lagoon would comprise earth bunds formed from top soil from the field in which it is sited. The river sediment would be held in the lagoon to dewater for approximately 12 months, following which it will be spread on nearby arable fields and ploughed in, and the earth bunds scraped back over the arable field area. The site is in a remote location and not visible from any public vantage point. The lagoon would be in place for 19 months but following this the field would be restored to its current condition. There would not be an unacceptable impact on landscape character or appearance. The site is remote and well separated from any residential dwelling, an odour management plan has been submitted to ensure that any impacts are monitored. Any ecological impacts are likely to be temporary and limited, subject to mitigation and monitoring. Works to dredge the rivers are carried out annually by the BA, any impact on river users would be minor and temporary. The proposed works would provide benefits in terms of navigation in meeting waterways specifications for river depth, and the drying out of the dredged sediment and spreading over arable fields would improve soil structure and organic content. The proposed development is therefore considered to be supportable with regard to Policies DM11, DM13, DM16, DM21, DM23, and SP13 of the Local Plan.

## 8. Recommendation

- 8.1. That planning permission be granted subject to the following conditions:
  - i. Time limit

- ii. In accordance with approved plans and supporting documents
- iii. Lagoon construction and filling with dredging material must be undertaken outside of breeding bird season
- iv. Works to be monitored by suitably qualified ecologist
- v. Long grass/reed habitat to be kept short and visual checks for nesting birds
- vi. No external lighting

## 9. Reason for recommendation

- 9.1. The proposal is considered to be in accordance with Policies DM11, DM13, DM16, DM21, DM23, and SP13 of the Local Plan for the Broads, along with the National Planning Policy Framework which is a material consideration in the determination of this application.

Author: Nigel Catherall

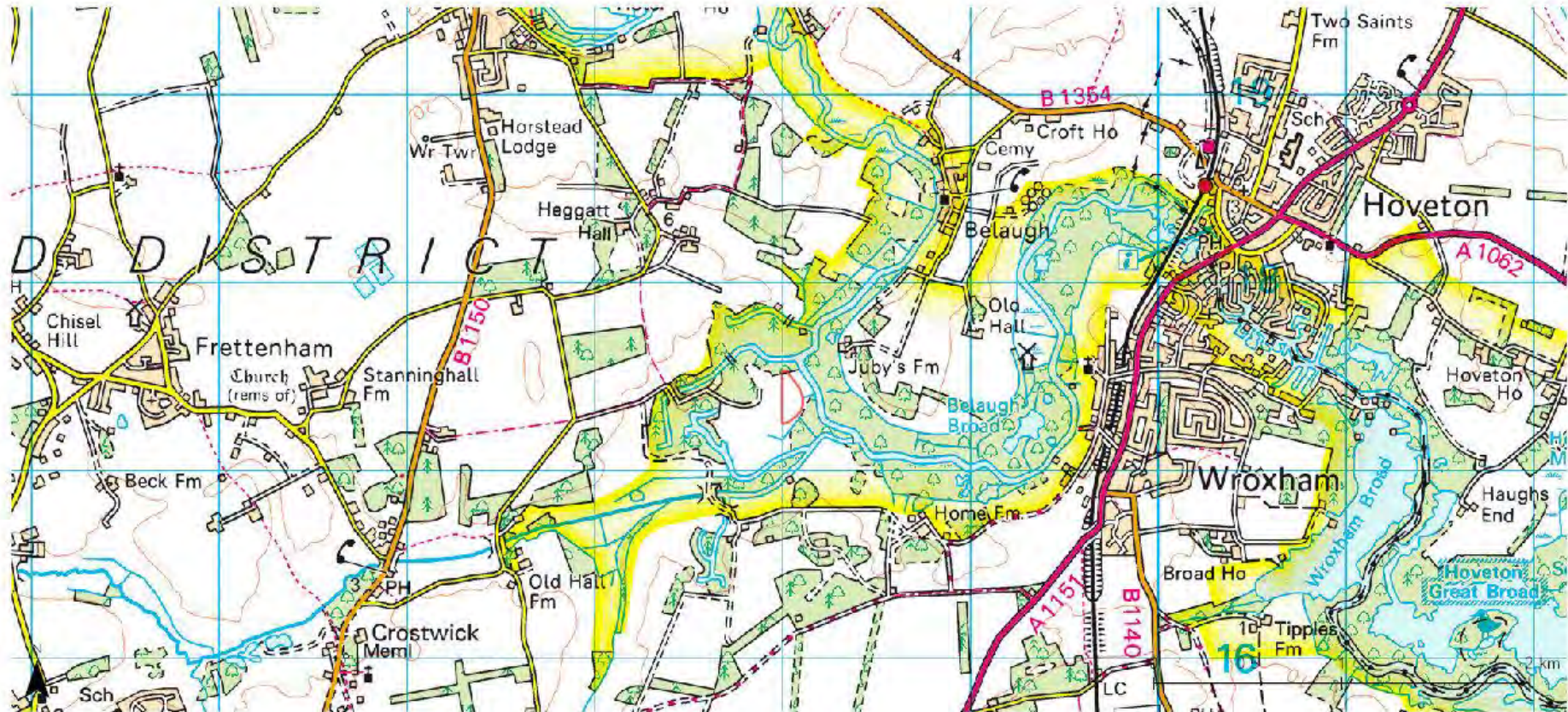
Date of report: 12 June 2023

Background papers: BA/2023/0099/FUL

Appendix 1 – Location map

# Appendix 1 – Location map

BA/2023/0099/FUL - The Marl, Horstead With Stanninghall, Coltishall



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# Planning Committee

23 June 2023

Agenda item number 8

## Enforcement update

Report by Head of Planning

### Summary

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

### Recommendation

To note the report.

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

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

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> <li>• Enforcement Notices served 30 November, with date of effect of 29 December 2021. Compliance period of 3 months for cessation of unauthorised residential use and 4 months to clear the site. 6 Dec. 2021</li> <li>• Site to be visited after 29 March to check compliance. 23 March 2022</li> <li>• Site visited 4 April and caravans appear to be occupied. Further PCNs served on 8 April to obtain clarification. There is a further caravan on site. 11 April 2022</li> <li>• PCN returned 12 May 2022 with confirmation that caravans 1 and 3 still occupied. Additional caravan not occupied.</li> <li>• Recommendation that LPA commence prosecution for failure to comply with Enforcement Notice. 27 May 2022</li> <li>• Solicitor instructed to commence prosecution. 31 May 2022</li> <li>• Prosecution in preparation. 12 July 2022</li> <li>• Further caravan, previously empty, now occupied. See separate report on agenda. 24 November 2022</li> <li>• Planning Contravention Notice to clarify occupation served 25 November 2022. 20 January 2023.</li> <li>• Interviews under caution conducted 21 December 2022. 20 January 2023</li> <li>• Summons submitted to Court. 4 April 2023</li> <li>• Listed for hearing on 9 August 2023 at 12pm at Norwich Magistrates' Court. 17 May 2023</li> </ul>
8 November 2019	Blackgate Farm, High Mill Road, Cobholm	Unauthorised operational development – surfacing of site,	<ul style="list-style-type: none"> <li>• Delegated Authority to Head of Planning to serve an Enforcement Notice, following liaison with the landowner at Blackgate Farm, to explain the situation and action.</li> <li>• Correspondence with solicitor on behalf of landowner 20 Nov. 2019.</li> </ul>

Committee date	Location	Infringement	Action taken and current situation
		<p>installation of services and standing and use of 5 static caravan units for residential use for purposes of a private travellers' site.</p>	<ul style="list-style-type: none"> <li>• Correspondence with planning agent 3 December 2019.</li> <li>• Enforcement Notice served 16 December 2019, taking effect on 27 January 2020 and compliance dates from 27 July 2020.</li> <li>• Appeal against Enforcement Notice submitted 26 January 2020 with a request for a Hearing. Awaiting start date for the appeal. 3 July 2020.</li> <li>• Appeal start date 17 August 2020.</li> <li>• Hearing scheduled 9 February 2021.</li> <li>• Hearing cancelled. Rescheduled to 20 July 2021.</li> <li>• Hearing completed 20 July and Inspector's decision awaited.</li> <li>• Appeal dismissed with minor variations to Enforcement Notice. Deadline for cessation of caravan use of 12 February 2022 and 12 August 2022 for non-traveller and traveller units respectively, plus 12 October 2022 to clear site of units and hardstanding. 12 Aug 21</li> <li>• Retrospective application submitted on 6 December 2021.</li> <li>• Application turned away. 16 December 2021</li> <li>• Site visited 7 March 2022. Of non-traveller caravans, 2 have been removed off site, and occupancy status unclear of 3 remaining so investigations underway.</li> <li>• Further retrospective application submitted and turned away. 17 March 2022</li> <li>• Further information on occupation requested. 11 April 2022</li> <li>• No further information received. 13 May 2022</li> <li>• Site to be checked. 6 June 2022</li> </ul>

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> <li>• Site visited and 2 caravans occupied in breach of Enforcement Notice, with another 2 to be vacated by 12 August 2022. Useful discussions held with new solicitor for landowner. 12 July 2022.</li> <li>• Further site visited required to confirm situation. 7 September 2022</li> <li>• Site visit 20 September confirmed 5 caravans still present. Landowner subsequently offered to remove 3 by end October and remaining 2 by end April 2023. 3 October 2023.</li> <li>• Offer provisionally accepted on 17 October. Site to be checked after 1 November 2022.</li> <li>• Compliance with terms of offer as four caravans removed (site visits 10 and 23 November). Site to be checked after 31 March 2023. 24 November 2022</li> <li>• One caravan remaining. Written to landowner's agent. 17 April 2023</li> </ul>
8 January 2021	Land east of Brograve Mill, Coast Road, Waxham	Unauthorised excavation of scrape	<ul style="list-style-type: none"> <li>• Authority given for the service of Enforcement Notices.</li> <li>• Enforcement Notice served 29 January 2021.</li> <li>• Appeal against Enforcement Notice received 18 February 2021.</li> <li>• Documents submitted and Inspector's decision awaited. September 2021</li> <li>• PINS contacted; advised no Inspector allocated yet. 20 October 2022.</li> <li>• Appeal dismissed 9 January 2023 and Enforcement Notice varied. Compliance required by 9 October 2023. 20 January 2023.</li> </ul>
13 May 2022	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	Unauthorised operation development comprising erection of	<ul style="list-style-type: none"> <li>• Authority given by Chair and Vice Chair for service of Temporary Stop Notice requiring cessation of construction 13 May 2022</li> <li>• Temporary Stop Notice served 13 May 2022.</li> <li>• Enforcement Notice and Stop Notice regarding workshop served 1 June 2022</li> </ul>

Committee date	Location	Infringement	Action taken and current situation
		workshop, kerbing and lighting	<ul style="list-style-type: none"> <li>• Enforcement Notice regarding kerbing and lighting served 1 June 2022</li> <li>• Appeals submitted against both Enforcement Notices. 12 July 2022</li> </ul>
21 September 2022	Land at Loddon Marina, Bridge Street, Loddon	Unauthorised static caravans	<ul style="list-style-type: none"> <li>• Authority given to serve an Enforcement Notice requiring the cessation of the use and the removal of unauthorised static caravans.</li> <li>• Enforcement Notice served. 4 October 2022.</li> <li>• Enforcement Notice withdrawn on 19 October due to minor error; corrected Enforcement Notice re-served 20 October 2022.</li> <li>• Appeals submitted against Enforcement Notice. 24 November 2022</li> </ul>
9 December 2022	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	Unauthorised static caravan (Unit Z)	<ul style="list-style-type: none"> <li>• Planning Contravention Notice to clarify occupation served 25 Nov 2022.</li> <li>• Authority given to serve an Enforcement Notice requiring the cessation of the use and the removal of unauthorised static caravan</li> <li>• Enforcement Notice served 11 January 2023. 20 January 2023.</li> <li>• Appeal submitted against Enforcement Notice. 16 February 2023.</li> </ul>
31 March 2023	Land at the Berney Arms, Reedham	Unauthorised residential use of caravans and outbuilding	<ul style="list-style-type: none"> <li>• Authority given to serve an Enforcement Notice requiring the cessation of the use and the removal of the caravans</li> <li>• Enforcement Notice served 12 April 2023</li> <li>• Enforcement Notice withdrawn on 26 April 2023 due to error in service. Enforcement Notice re-served 26 April 2023. 12 May 2023</li> <li>• <b>Appeal submitted against Enforcement Notice. 25 May 2023</b></li> </ul>

Author: Cally Smith

Date of report: 12 June 2023

Background papers: Enforcement files

# Planning Committee

23 June 2023

Agenda item number 9

## Local Plan- Preferred Options- bite size pieces

Report by Planning Policy Officer

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### Summary

This report introduces some new or amended policies that are proposed to form part of the Preferred Options version of the Local Plan. The policies are relating to the vision and objectives, open space, heritage, land raising, excavated material, adverts, Thorpe St Andrew policies, drainage mills and electric vehicle charging points.

### Recommendation

Members' comments on the policies are requested.

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## 1. Introduction

- 1.1. The first stage of the production of the Local Plan is the preparation of the Issues and Options. These were presented to Members in 'bite size pieces' over a number of months, rather than as a complete document of Issues and Options. The production stages of the Issues and Options are now complete and work has begun on the Preferred Options version, which will contain proposed policies. This will also be presented in 'bite size pieces'.
- 1.2. This report introduces some amended or new policies for Members to consider for inclusion in the Preferred Options version of the Local Plan.
- 1.3. It is important to note that until such time as the Local Plan is adopted, our current policies are still in place and will be used to guide and determine planning applications.
- 1.4. Members' comments are requested on the policies and amendments. The policies considered in this report at this Planning Committee are relating to the vision and objectives, open space, heritage, land raising, excavated material, adverts, Thorpe St Andrew policies, drainage mills and electric vehicle charging points.

Author: Natalie Beal

Date of report: 12 June 2023

Appendix 1: Vision, objectives and special qualities

Appendix 2: Open space section of the Local Plan

Appendix 3: Heritage DM policies

Appendix 4: DM17 Land Raising and DM18 Excavated Material

Appendix 5: DM49 Advertisements and signs

Appendix 6: Thorpe St Andrew

Appendix 7: Drainage Mills

Appendix 8: Electric Vehicle Charging Points (New policy)





**Local Plan for the Broads - Review  
Preferred Options bitesize pieces  
June 2023**

**Vision, objectives and special qualities**

**Information for Members**

The vision and objectives were included in the Issues and Options consultation. The comments received and responses are included in this paper. Any changes to the vision and objectives are shown as red strikethrough for removed text and blue underline for added text. The Special Qualities are also included in this section.

**Comments received**

Organisation	Comment	Response	How inform Local Plan
Anglian Water	The Local Plan includes a number of objectives that aim to protect the highly valued natural environment of The Broads, address climate change impacts and conserve and enhance water quality and resources. It is considered that the Sustainability Appraisal (SA) objectives will provide a sound basis for assessment of Local Plan objectives and policy options for the next stage.	Noted.	No further action.
Anglian Water	The strategic objectives of the existing Local Plan include reference to a buoyant and successful economy and supporting a prosperous and sustainable tourism economy. The SA objective SOC5 to maximise opportunities for new/additional employment is compatible with the plan objectives where they underpin the statutory purposes for the Broads Authority.	Support noted.	No further action.
Anglian Water	3.14. We are supportive of the Vision for The Broads regarding biodiversity, nature recovery and meeting the challenges of climate change. Further commentary is included in our responses to the specific sections of the document which address these topics.	Support noted.	No further action.

Organisation	Comment	Response	How inform Local Plan
Anglian Water	<p>3.15. We agree with the proposed changes to the objectives, to support the vision and policies as they emerge. We agree that nature-based solutions should factor in OBJ6 regarding water quality and such solutions also provide benefits for biodiversity and nature recovery, resilience to the impacts of climate change, carbon sequestration, and health and well-being.</p> <p>3.16. We support the proposed inclusion of net zero and adaptation to climate change in OBJ7 given the vulnerability of The Broads to the impacts of climate change.</p>	Support noted.	No further action.
Bradwell Parish Council	We agree with the objectives and also feel the issue of second homes needs to be addressed.	Suggestion about addressing second homes noted.	Consider this comment as produce Preferred Options version of the Local Plan.
Broads Society	With regard to the potential changes to the objectives, the Society has no problem with including specific mention of Dark Skies under Objective 2. There are some concerns about the inclusion of ‘warm, energy efficient homes’ under Objective 9 as it is felt that this should be down to Building Regulations legislation and not Planning legislation.	Concerns noted.	Consider this comment as produce Preferred Options version of the Local Plan.
Broads Society	<p>OBJ14 – potential to refer to the tension between tourism and sustainability?</p> <p>It is important to recognise that as in the response to Question 1, without attracting visitors, and specifically new generational visitors, to the Broads, revenues supporting the eco system that is The Broads will only place pressure on what is possible in the protection of The Broads. It is impossible to react to ‘Tensions between tourism and sustainability’ with an approach of non- approval of planning, of embracing visitors to the area for fear of increased traffic movements, of stopping businesses adapting to market conditions and market requirements.</p>	Concerns noted.	Consider this comment as produce Preferred Options version of the Local Plan.

Organisation	Comment	Response	How inform Local Plan
	<p>Instead, the approach should be collaborative, to embrace the technologies available to provide electric charging and water/ground/air source pumps, to join up infrastructures for sustainable visitor travel, enable a joint marketing approach to encourage sustainable tourism.</p>		
Brooms Boats	<p>Broom Boats believes that Building Regulations should be the foremost advisory for building design and ensuring that appropriate materials and technologies are used relevant to the significant impact environmental effects are having.</p> <p>OBJ14 – potential to refer to the tension between tourism and sustainability?</p> <p>It is important to recognise that as in the response to Question 1, without attracting visitors, and specifically new generational visitors, to the Broads, revenues supporting the eco system that is The Broads will only place pressure on what is possible in the protection of The Broads.</p> <p>It is impossible to react to ‘Tensions between tourism and sustainability’ with an approach of non approval of planning, of embracing visitors to the area for fear of increased traffic movements, of stopping businesses adapting to market conditions and market requirements. Instead, the approach should be collaborative, to embrace the technologies available to provide electric charging and water/ground/air source pumps, to join up infrastructures for sustainable visitor travel, enable a joint marketing approach to encourage sustainable tourism.</p>	Concerns noted.	Consider this comment as produce Preferred Options version of the Local Plan.
Designing Out Crime Officer, Norfolk Police	<p>Agree with OBJ2 the mention of Dark Skies specifically and OBJ9 – could include warm, energy efficient homes – I think this should go further to include ‘safe’ i.e. specifically Secured by Design standard safe in both the physical security of the homes and CPTED (crime prevention through environmental design) principles applied to the development as a whole.</p>	Suggestions to OBJ9 seem logical.	Weave into Objective 9 reference to warm, energy efficient and safe homes.
East Suffolk Council	<p>The Council, earlier in the year, responded to the draft Broads Management Plan and commented that it supports the vision. East Suffolk support the additional objectives as outlined in the consultation document (dark skies, nature recovery, net zero, energy efficient homes, second homes, tensions between tourism and sustainability). Many of these issues link to the context of the Broads Authority area and reflect emerging or recently established national policy which Local Plans should take account of.</p>	Support noted.	No further action.

Organisation	Comment	Response	How inform Local Plan
Historic England	Support. OBJ8 specifically addresses the need to protect, maintain and enhance the historic environment, and is very much welcomed. This strong objective will help positively shape the Plan's strategic policies. Overall the objectives demonstrate an integrated approach to the conservation of the historic environment which sees the interrelationship between conservation and other spatial planning goals recognised within several different policies rather than in isolation. For example, OBJ3 and 14 embody a wider understanding of the historic environment has helped inform these objectives which will also help deliver the conservation and enhancement of the historic environment.	Support noted.	No further action.
RSPB	<p>Is it possible to mention in the Vision or Objectives how these statements are going to be realised, by whom and how progress is going to be monitored and resources applied to achieve them?</p> <p>Is there an opportunity to amend the objectives so they're a little smarter? Suggested subtle changes to consider would be:</p> <ol style="list-style-type: none"> <li>1. For the lifetime of this plan retain the Broads as a regional, national and internationally important landscape asset, valued and respected by people who live and work here and those who visit.</li> <li>2. To create and maintain at least 10 areas and locations which provide true tranquillity, dark skies and wildness and offer a tangible sense of being remote and distant from the day-to-day world</li> <li>3. To protect, maintain where needed and enhanced where feasible the landscape character and setting of the Broads to retain the unique, highly valued, and attractive environment.</li> </ol>	Regarding the vision - the Broads Plan and Local Plan for the Broads as well as other related strategies, are the ways to achieve the vision. Suggestions for amending the objectives noted.	Consider this comment as produce Preferred Options version of the Local Plan.
South Norfolk Council	In broad terms the objectives appear consistent with the NSPF. The key issue for the Broads, as it is elsewhere, is ensuring the plan resolves the difficult balance of protecting and enhancing the environment whilst enabling development and change that helps build a strong, responsive and competitive economy and that enables strong, healthy and vibrant communities.	Noted. Representation does not suggest changes or highlight issues.	No further action.
Suffolk County Council	We note the vision sets the Authority's target of achieving 'net zero' carbon by 2040. Suffolk County Council has declared a climate emergency with the aim of achieving net zero by 2030.	Noted.	No further action.

Organisation	Comment	Response	How inform Local Plan
Suffolk County Council	Suffolk County Council supports the potential change to OBJ9 to include reference to warm, energy efficient homes. Good quality housing has a direct relationship with improved health outcomes for residents. We would draw attention to the Marmot Review, (2020) The Marmot Review 10 Years On – Health Equity in England. This review states that ‘poor quality housing harms health and evidence shows that exposure to poor housing conditions (including damp, cold, mould, noise) is strongly associated with poor health, both physical and mental.’	Support noted.	Weave into Objective 9 reference to warm, energy efficient and safe homes.
Suffolk County Council	We would also support the inclusion of a specific reference to archaeology in OBJ8 in addition to the area’s historic environment and cultural heritage.	Agreed.	Weave into Objective 8 reference to archaeology.
Suffolk County Council	In addition, Suffolk County Council would support reference to nature recovery in OBJ4.	Support noted.	No further action.
Woodbastwick Parish Council	Easier access is required to fulfil objective 11	Noted. We have and will be reviewing the Integrated Access Strategy.	Pass on comment to Recreation and Waterways Officer.
Broadland Council	In broad terms the objectives appear consistent with the NSPF. The key issue for the Broads, as it is elsewhere, is ensuring the plan resolves the difficult balance of protecting and enhancing the environment whilst enabling development and change that helps build a strong, responsive and competitive economy and that enables strong, healthy and vibrant communities.	Noted. Representation does not suggest changes or highlight issues.	No further action.

## **Vision for the Broads**

The vision is taken from the [Broads Plan 2022](#).

### **Our vision for the Broads National Park is that:**

Biodiversity is at the heart of nature recovery. Our natural environment and the beneficial goods, services and cultural values it provides from food and energy to landscape character and recreation are in good condition, used fairly and sustainably, and valued by society. In particular, the precious nature of plentiful, clean, fresh water as a fundamental resource is understood and respected by all.

We are meeting the challenges of climate change and sea level rise, and the carbon reduction targets of 'net zero' by 2040, with well-maintained soils that retain and increase stored carbon.

Wildlife is flourishing and habitats are maintained, restored and expanded. Land and water are managed in an integrated way, with local and landscape-scale management that creates resilience and space for nature and agriculture, enabling us to adapt to changing environmental, economic and social needs. The area's environmental history is better appreciated through understanding its sediments, rocks and landforms.

The past and present importance of the waterways for navigation, biodiversity and recreation is recognised and cherished, and the asset is protected, maintained and enhanced.

This living, working, 'big skies' landscape is notable for its natural beauty, distinctive local character and historic significance. People of all ages, abilities and circumstances enjoy it as a place to live and work, as a place of escape, adventure, learning and tranquillity, and as a source of national pride and identity. Local communities are active in decisions about their future, and sustainable living is seen in action. There is a buoyant rural economy and a viable, well-used public transport network, and local housing need is being met.

The Broads National Park is forever recognised as fundamental to our prosperity and our mental and physical health and wellbeing, and is forever treasured as a unique and special place that provides a breathing space for the cure of souls.

### Broads Local Plan Objectives (2021 to 2041)

The Local Plan objectives reflect the Vision for the Broads and the area’s special qualities and assets. The policies in the Local Plan seek to meet these objectives by 2036 and sustain them beyond that date.

Objective	
OBJ1.	The Broads remains a key national and international asset and a special place to live, work and visit.
OBJ2.	There are areas of true tranquillity and wildness <u>and dark skies</u> , giving a real sense of remoteness.
OBJ3.	The Broads is a unique, highly valued and attractive environment where the landscape character and setting is protected, maintained and enhanced.
OBJ4.	The rich and varied natural environment is conserved, maintained, enhanced and sustainably managed. <u>Nature can recover (more, bigger, better, joined).</u>
OBJ5.	The coastal section of the Broads is used and managed in a beneficial and integrated way for people and wildlife <u>using nature-based solutions.</u>
OBJ6.	Water quality is improved and water is managed using appropriate measures to increase capture and efficiency, prevent pollution and reduce nutrients. Flood risk to people, property and landscapes is managed effectively.
OBJ7.	‘Climate-smart thinking’ minimises future adverse impacts and makes use of opportunities in an area vulnerable to a changing climate and sea level rise. <u>The Local Plan helps the path to net zero, adaptation and resilience.</u>
OBJ8.	The area’s historic environment, <u>archaeology</u> and cultural heritage are protected, maintained and enhanced. Local cultural traditions and skills are kept alive.
OBJ9.	The housing needs of the community are met <u>including safe, warm, energy efficient homes in the right place. The Local Plan addresses the issue of second homes.</u>
OBJ10.	Development and change are managed to protect and enhance the special qualities of the Broads as well as the needs of those who live in, work in and visit the area. The Broads Authority maintains close cooperation with the Local Planning Authorities adjoining its executive area.
OBJ11.	The Broads offers communities and visitors opportunities for a healthy and active lifestyle and a ‘breathing space for the cure of souls’.
OBJ12.	There is a buoyant and successful rural economy.
OBJ13.	The Broads is renowned for sustainable tourism and supports a prosperous tourism industry.
OBJ14.	People enjoy the special qualities of the Broads on land and on water. Access and recreation is managed in ways that maximise opportunities for enjoyment without degrading the natural, heritage or cultural resource. Navigation is protected, maintained and appropriately enhanced, and people enjoy the waterways safely.
OBJ15.	The Broads continues to be important for the function, identity and recreation of the local community as well as over a wider area.
OBJ16.	Waste is managed effectively so there is no detriment to the environment.

### **Special qualities of the Broads**

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.

- 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
- f) Special wildlife
- g) Countryside access on land and water
- h) Views, remoteness, tranquillity, wildness and 'big skies'
- i) The people, the visitors, the activities
- j) History: Earth heritage, heritage assets, archaeology, historic structures
- k) Cultural assets, skills and traditions.
- l) People's interactions with the landscape
- m) The settlements
- n) Variety of patterns and textures of the landscape.





**Local Plan for the Broads - Review  
Preferred Options bitesize pieces  
June 2023**

**Open space section of the Local Plan**

**Information for Members**

We have contacted the six District Councils to check the open spaces that we currently protect in the Local Plan as well as asking them to advise us of any others that may have been identified over the last few years that they wish us to identify and protect. As a result of this, some more open spaces were added which are in Broadland and South Norfolk and Great Yarmouth.

The currently allocated open spaces are detailed in [Open spaces current proposals](#) (pages 8-23).

The additional open spaces proposed are detailed in [Open spaces new proposals](#) (pages 24-36).

Some other areas have been put forward as Local Green Space. The assessment of those spaces and the draft policy will come before Planning Committee.

**Draft policy**

This is a proposed draft section/policy for the Preferred Options Local Plan. Member's comments and thoughts are requested. This policy is already in the local plan, but some amendments are proposed.

Amendments to improve the policy are shown as follows: ~~text to be removed~~ and [added text](#).

There is an assessment against the UN Sustainable Development Goals at the end of the policy.

The proposed Sustainability Appraisal of the policy is included at the end of the document. This would not be included in the Preferred Options Local Plan itself; this table would be part of the Preferred Options Sustainability Appraisal, but is included here to show how the policy and options are rated.

The currently adopted policy remains in place – these are proposed amendments and this section will form part of the Preferred Options version of the Local Plan.

1 **Policy PODM7: Open space on land, play space, sports fields and allotments**

2 **1. Existing open space provision** (currently allocated open spaces are [here](#) and newly  
3 proposed open spaces are [here](#))

4 a) Development that would result in the loss of existing sport, recreational ([including play](#)  
5 [space](#)), allotment or amenity open space as identified on the policies maps and  
6 identified by the Authority's constituent district councils in their evidence base will only  
7 be permitted if it can be demonstrated (through a local assessment) that:

8 i) There is an excess of ~~recreational or amenity~~ [the type of](#) open space [to be affected by](#)  
9 [the development/proposal](#) in the catchment area (in and out of the Broads) and the

10 proposed loss will not result in a current or likely shortfall during the plan period; or

11 ii) The proposal is for ancillary development on an appropriate portion of the open space  
12 which enhances the recreational facilities and their setting; or

13 iii) The open space which would be lost as a result of the proposed development would be  
14 replaced prior to the commencement of the development by an open space of  
15 equivalent or better quality and equivalent or greater quantity, in an equally accessible  
16 and convenient location subject to equivalent or better management arrangements  
17 which continue to meet the needs of the existing community; and

18 iv) The proposal would not cause significant harm to the amenity or biodiversity value of  
19 the open space.

20 b) [Proposals that improve the amenity or biodiversity value of the open space in an](#)  
21 [appropriate way will be supported.](#)

22 **2. New open space provision**

23 a) The Broads Authority will have regard to the approach and/or standards set by the  
24 relevant constituent district council.

25 b) Any contribution will need to be towards a specific deliverable scheme, in consultation  
26 with the relevant parish or district council and having regard to the developer  
27 contributions policy in this document. The contribution will be required to name a  
28 specific scheme (site and type of provision).

29 c) Open space provision may also be required to reduce recreation pressure on sensitive  
30 designated wildlife sites.

31 d) [New open space provision will need to provide biodiversity enhancements in an](#)  
32 [appropriate way in line with policy PODMx on the Natural Environment.](#)

33 e) [Any lighting associated with open space will need to be designed in line with policy](#)  
34 [PODMx on Dark Skies.](#)

35 **3. Cemeteries and burial grounds**

36 a) Development proposals for new cemeteries and burial grounds that comply with other  
37 relevant policies will be permitted where they:

38 i) Are subject to a prior groundwater protection risk assessment in accordance with  
39 Environment Agency Guidance: [Cemeteries and burials: groundwater risk assessments](#)<sup>1</sup>

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<sup>1</sup> [Cemeteries and burials: groundwater risk assessments - GOV.UK \(www.gov.uk\)](#)

- 40 ~~Assessing Groundwater Pollution for Cemetery Developments~~ (or successor document  
41 or advice);
- 42 ii) Are appropriately sited in a sustainable location;
  - 43 iii) Are designed to make the most of opportunities to improve and/or create new  
44 biodiversity, habitats and green infrastructure; and
  - 45 iv) Will have no adverse impact on controlled waters including groundwater and surface  
46 water.

47 Reasoned Justification

48 The provision of public open space, sports fields, play space, and allotments is essential in  
49 promoting active living and providing important physical, mental, and social health and  
50 wellbeing benefits for the community. The Authority therefore considers it important to  
51 retain open spaces, including children’s play space and sports facilities, which are valued by  
52 local communities and/or add to the local character, unless a suitable alternative can be  
53 provided, and to create new open spaces within or close to housing developments that are  
54 safe and accessible for all members of the community. This policy sets criteria for assessing  
55 proposals relating to these land uses.

56 Because each of the Authority’s constituent councils assesses its entire area - including that  
57 part which is the Broads - in relation to the need for these uses, it is appropriate and  
58 reasonable to have regard to their approach, which may reflect standards in their Local  
59 Plans and other documents. Please contact the Broads Authority for advice regarding where  
60 to find the Local Plan policies of our districts. A summary of the standards and thresholds  
61 that were in place at the time of adoption of this Local Plan can be found at Appendix D.

62 *<<to follow with the final Preferred Options document>>.*

63 Some of the Authority’s constituent councils have adopted the Community Infrastructure  
64 Levy (CIL) and play, allotments, and open space are part of the charging schedule. There is  
65 no CIL charged by the Broads Authority and it therefore relies on S106 agreements ~~(to which  
66 pooling restrictions apply at the time of writing, although this position may change, whereby  
67 only five contributions can be sought towards generic types of infrastructure, are now in  
68 place)~~ to provide these.

69 The Authority will liaise with the relevant constituent council regarding ongoing  
70 management of the space. Some Districts may not adopt and maintain open space and the  
71 developer may need to address the maintenance responsibility.

72 Any assessments required in relation to open space provision must look at the entire  
73 catchment of a facility (as facilities such as playing fields often serve users beyond the  
74 immediate settlement they are located in), including that part of the settlement outside of  
75 the Broads.

76 Where any loss of open space, play, and allotments is relocated, it is important that it still  
77 meets the needs of the existing community and the new development, unless it is clearly  
78 demonstrated that the existing open space in question is surplus to requirements.

79 Cemeteries and burial grounds are a much valued and sensitive type of green infrastructure  
 80 asset. All proposals for new cemeteries and burial grounds should be in a sustainable  
 81 location with good links to suitable access networks. The development proposals should  
 82 have due regard to the character of the surrounding areas, especially to the special  
 83 qualities, and retain any existing landscape features such as hedges and trees. Any  
 84 opportunities to improve or create new biodiversity, habitat, and green infrastructure  
 85 should also be taken. It will be necessary to demonstrate that the proposed cemetery will  
 86 not have an adverse impact on ground or surface water.

87 The design of any open space and its integration into a proposed scheme, streetscape and  
 88 landscape is an important consideration. Larger facilities have the potential to adversely  
 89 affect the local landscape character through a change in land use and landscape patterns,  
 90 through the introduction of more urban features and additional clutter. Design standards  
 91 and experience of the relevant council will be applied.

92 The maps in the Open Space Map Bundle show areas of open space assessed by our  
 93 constituent district councils. While they assessed their entire district, including that part  
 94 which is the Broads, they only allocated open space in their Local Planning Authority area.  
 95 Working with its districts, the Authority has, at the time of writing this Plan, allocated the  
 96 open space within these assessments that falls within its Executive Area. Many of our  
 97 districts intend to update their assessments as part of their Local Plan production, and we  
 98 will defer to the most up-to-date open space assessment.

99 The following policy, **DM8** relates to Green Infrastructure and may be of relevance to  
 100 proposals. [So too will policy \*\*PODMx\*\* on the Natural Environment and policy \*\*PODMx\*\* on Dark](#)  
 101 [Skies.](#)

102 **Reasonable alternative options**

103 a) The original policy, with no amendments.

104 Given the importance of open spaces in the Broads for the health and landscape and  
 105 townscape benefits, not to have a policy is seen as an unreasonable alternative.

106 **Sustainability appraisal summary**

107 The two options (of the amended policy and the original policy) have been assessed in the  
 108 SA. The following is a summary.

A: Keep original policy	4 positives. 0 negatives. 0 ? Overall, positive.
B: Preferred Option - amend policy.	5 positives. 0 negatives. 0 ? Overall, positive.

109 **How has the existing policy been used since adoption in May 2019?**

110 According to recent Annual Monitoring Reports, the policy has been used and applications  
 111 have been determined in accordance with the policy.

112 **Why have the alternative options been discounted?**

113 The amendments to the original policy fundamentally reinforce the importance of open  
114 spaces and associated issues to consider like how they can be improved for biodiversity and  
115 the impact of lighting. These amendments will help the open spaces contribute to the  
116 natural environment and ensure the health and wellbeing of the community.

117 **UN Sustainable Development Goals check**

118 This policy meets these [UN SD Goals](#):

**3** GOOD HEALTH  
AND WELL-BEING



**11** SUSTAINABLE CITIES  
AND COMMUNITIES



119 **Sustainability Appraisal**

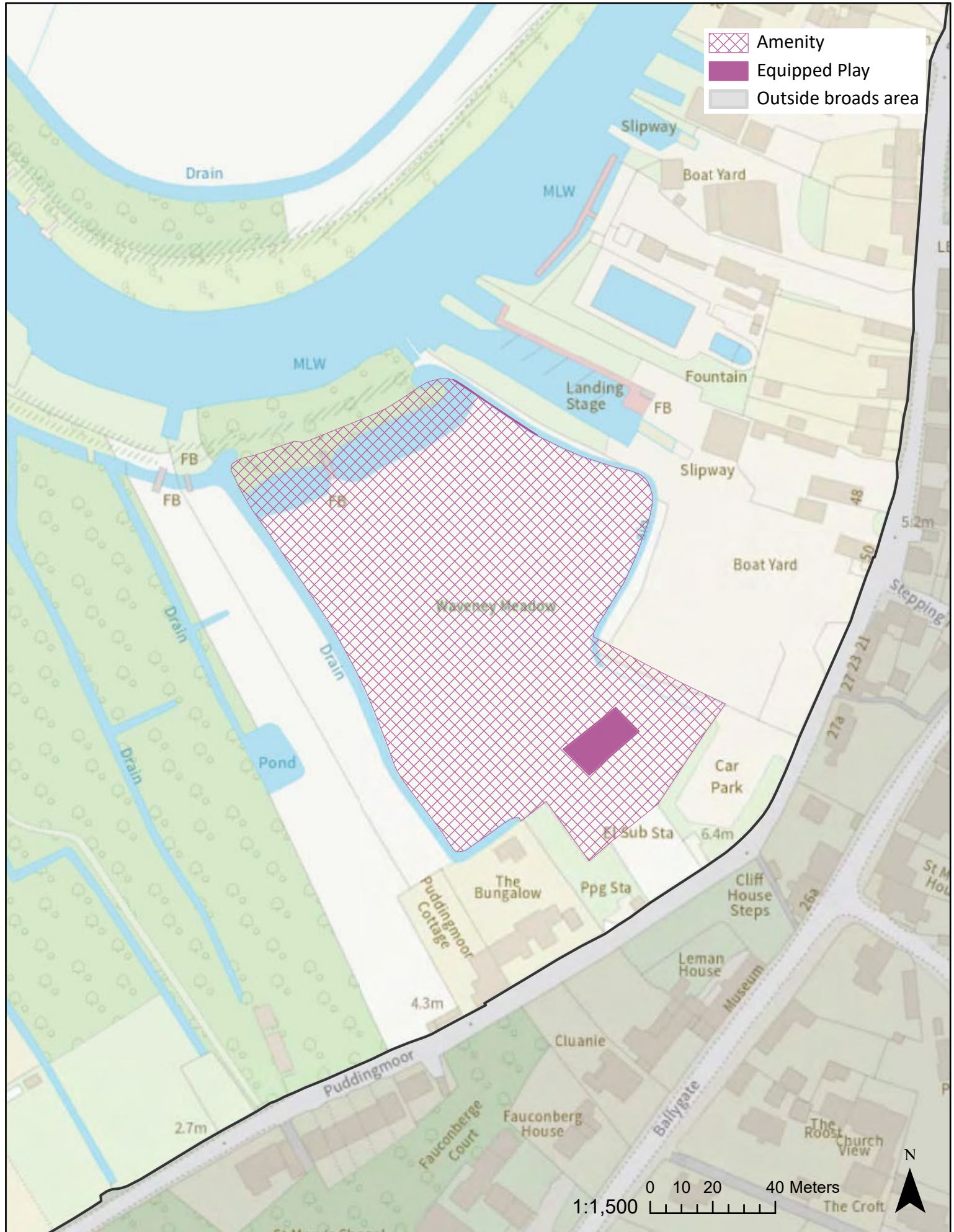
120 SA objectives:

- 121 • ENV1: To reduce the adverse effects of traffic (on roads and water).
- 122 • ENV2: To safeguard a sustainable supply of water, to protect and improve water quality  
123 and to use water efficiently.
- 124 • ENV3: To protect and enhance biodiversity and geodiversity.
- 125 • ENV4: To conserve and enhance the quality and local distinctiveness of landscapes and  
126 towns/villages.
- 127 • ENV5: To adapt, become resilient and mitigate against the impacts of climate change
- 128 • ENV6: To avoid, reduce and manage flood risk and to become more resilient to flood risk  
129 and coastal change.
- 130 • ENV7: To manage resources sustainably through the effective use of land, energy and  
131 materials.
- 132 • ENV8: To minimise the production and impacts of waste through reducing what is  
133 wasted, and re-using and recycling what is left.
- 134 • ENV9: To conserve and enhance the cultural heritage, historic environment, heritage  
135 assets and their settings
- 136 • ENV10: To achieve the highest quality of design that is innovative, imaginable, and  
137 sustainable and reflects local distinctiveness.
- 138 • ENV11: To improve air quality and minimise noise, vibration and light pollution.
- 139 • ENV12: To increase the proportion of energy generated through renewable/low carbon  
140 processes without unacceptable adverse impacts to/on the Broads landscape
- 141 • SOC1: To improve the health and wellbeing of the population and promote a healthy  
142 lifestyle.
- 143 • SOC2: To reduce poverty, inequality and social exclusion.
- 144 • SOC3: To improve education and skills including those related to local traditional  
145 industries.
- 146 • SOC4: To enable suitable stock of housing meeting local needs including affordability.
- 147 • SOC5: To maximise opportunities for new/ additional employment
- 148 • SOC6: To improve the quality, range and accessibility of community services and  
149 facilities and to ensure new development is sustainability located with good access by  
150 means other than a private car to a range of community services and facilities.
- 151 • SOC7: To build community identity, improve social welfare and reduce crime and anti-  
152 social activity.
- 153 • ECO1: To support a flourishing and sustainable economy and improve economic  
154 performance in rural areas.
- 155 • ECO2: To ensure the economy actively contributes to social and environmental well-  
156 being.
- 157 • ECO3: To offer opportunities for Tourism and recreation in a way that helps the  
158 economy, society and the environment.

159 **Assessment of policy**

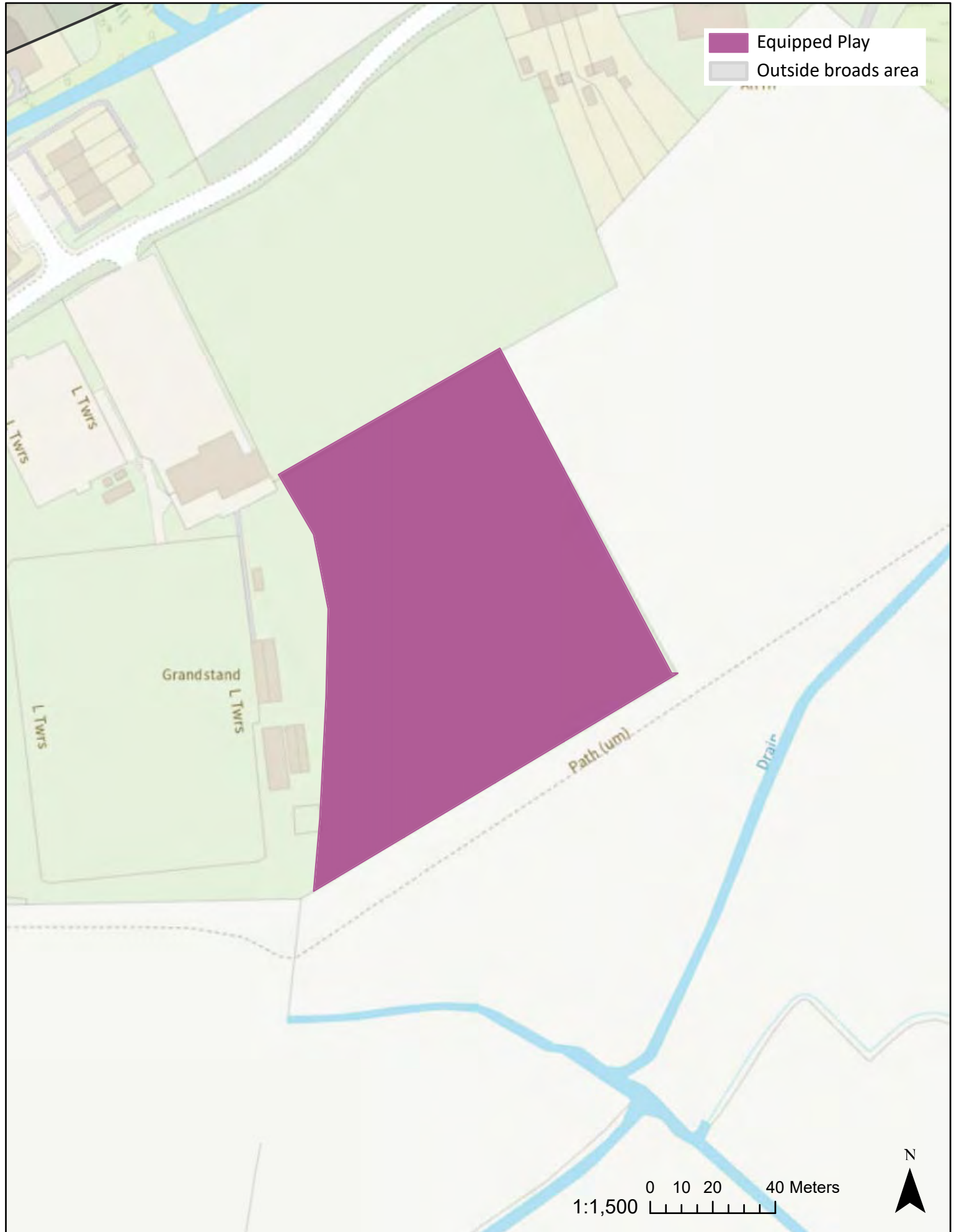
	A: Keep original policy		B: Preferred Option - amend policy	
ENV1				
ENV2				
ENV3	+	Policy talks of enhancing the biodiversity value.	+	Policy talks of enhancing the biodiversity value.
ENV4	+	The various types of open spaces are part of the land and town scape.	+	The various types of open spaces are part of the land and town scape.
ENV5				
ENV6				
ENV7				
ENV8				
ENV9				
ENV10				
ENV11			+	The policy refers to dark skies and appropriate lighting.
ENV12				
SOC1	+	Open space and play enable people to be active.	+	Open space and play enable people to be active.
SOC2				
SOC3				
SOC4				
SOC5				
SOC6	+	The policy requires any replacement open space to be in as convenient location as the current. It also says that cemeteries need to be sustainable located.	+	The policy requires any replacement open space to be in as convenient location as the current. It also says that cemeteries need to be sustainable located.
SOC7				
ECO1				
ECO2				
ECO3				

# Current Open space: Waveney Meadow

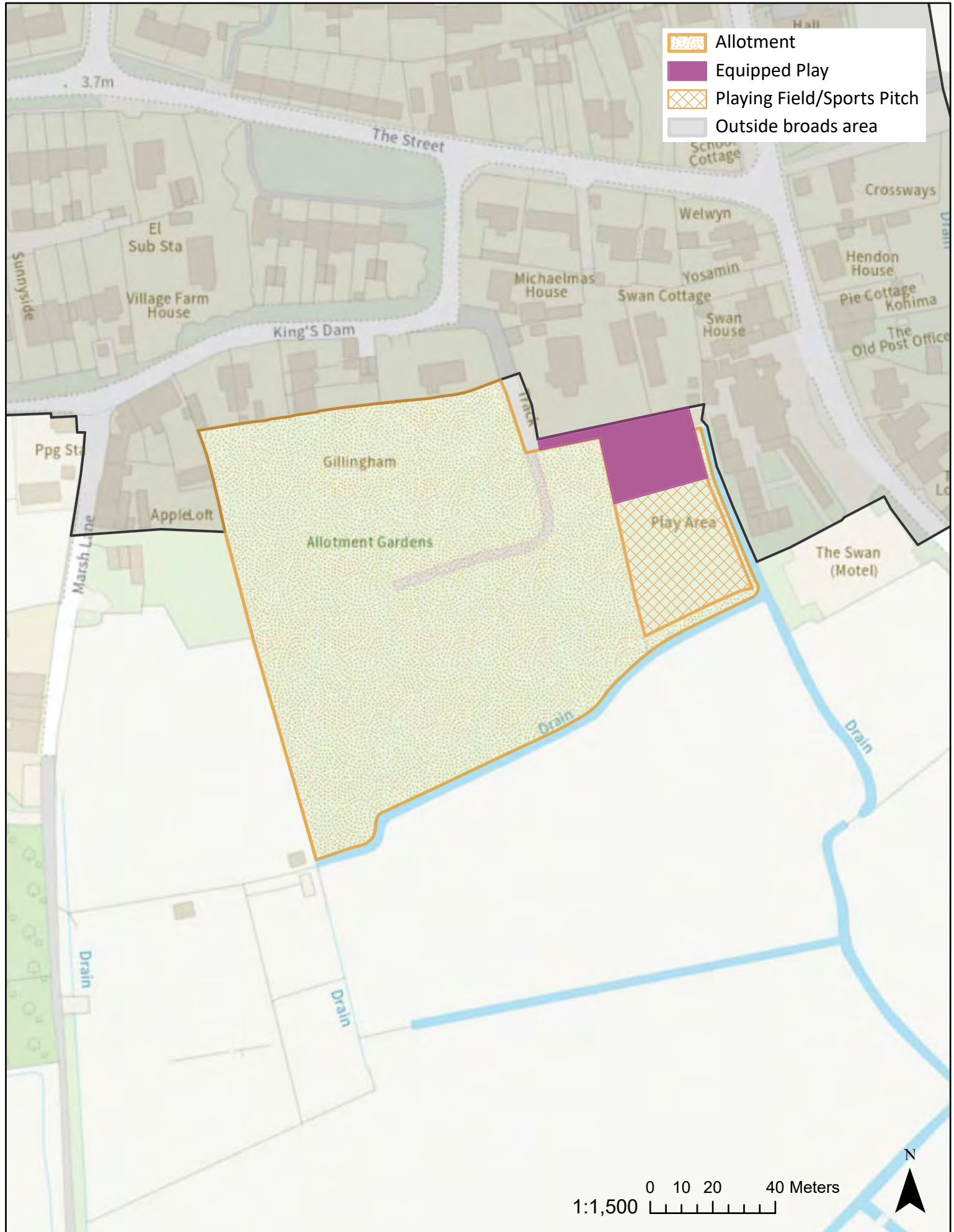




# Current Open space: Ditchingham



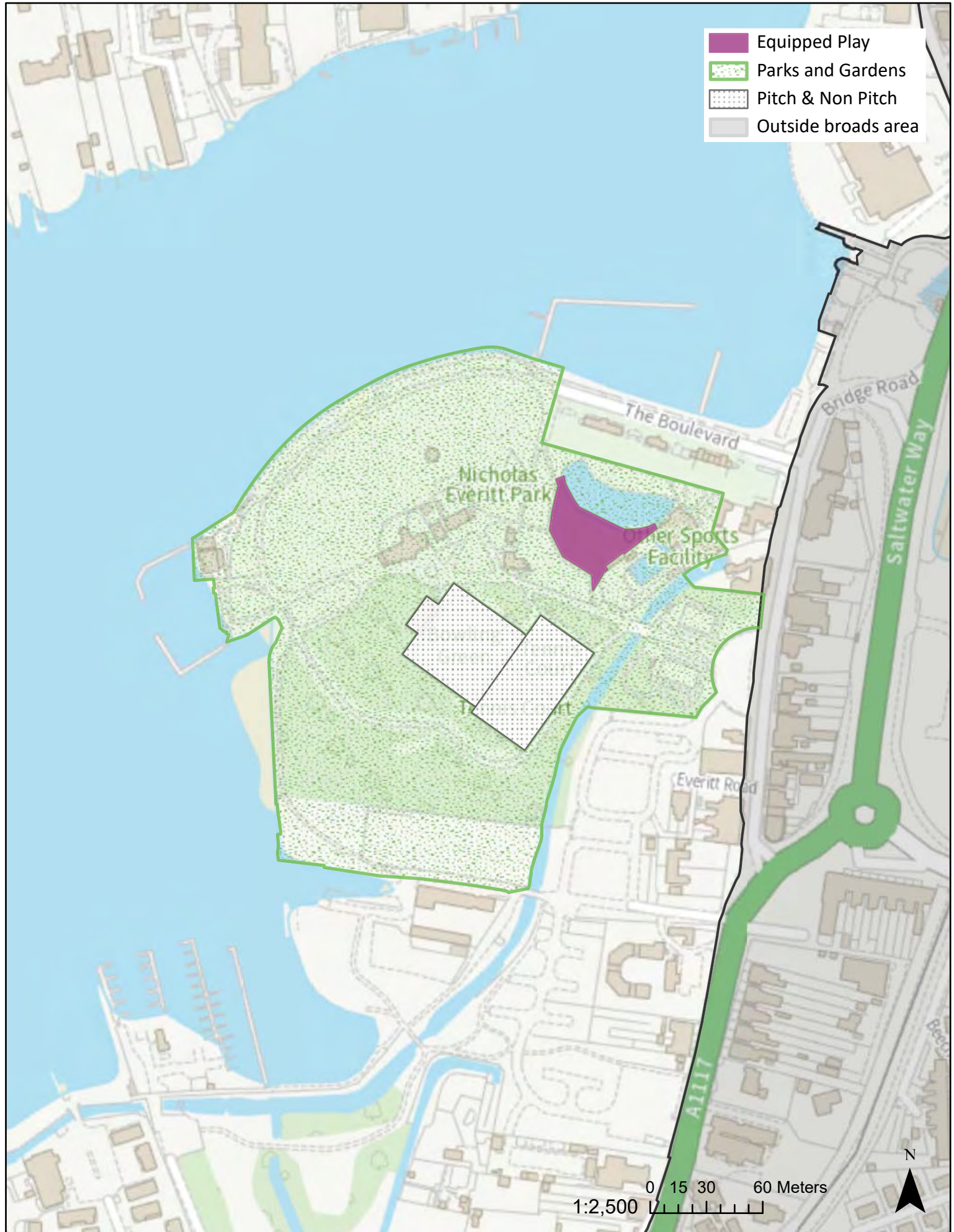
# Current Open space: Gillingham



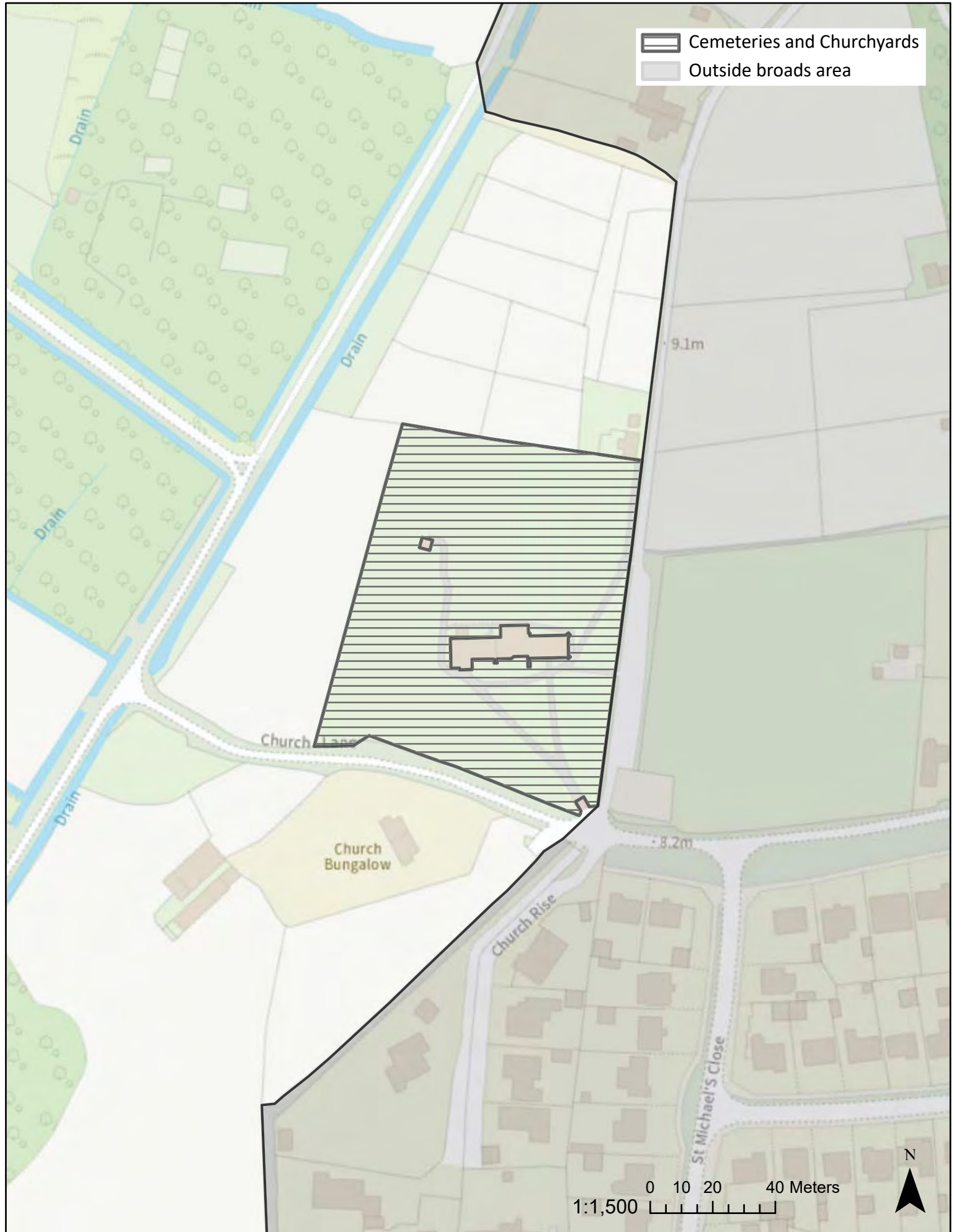
# Current Open space: Ellingham



# Current Open space: Nicholas Everitt Park



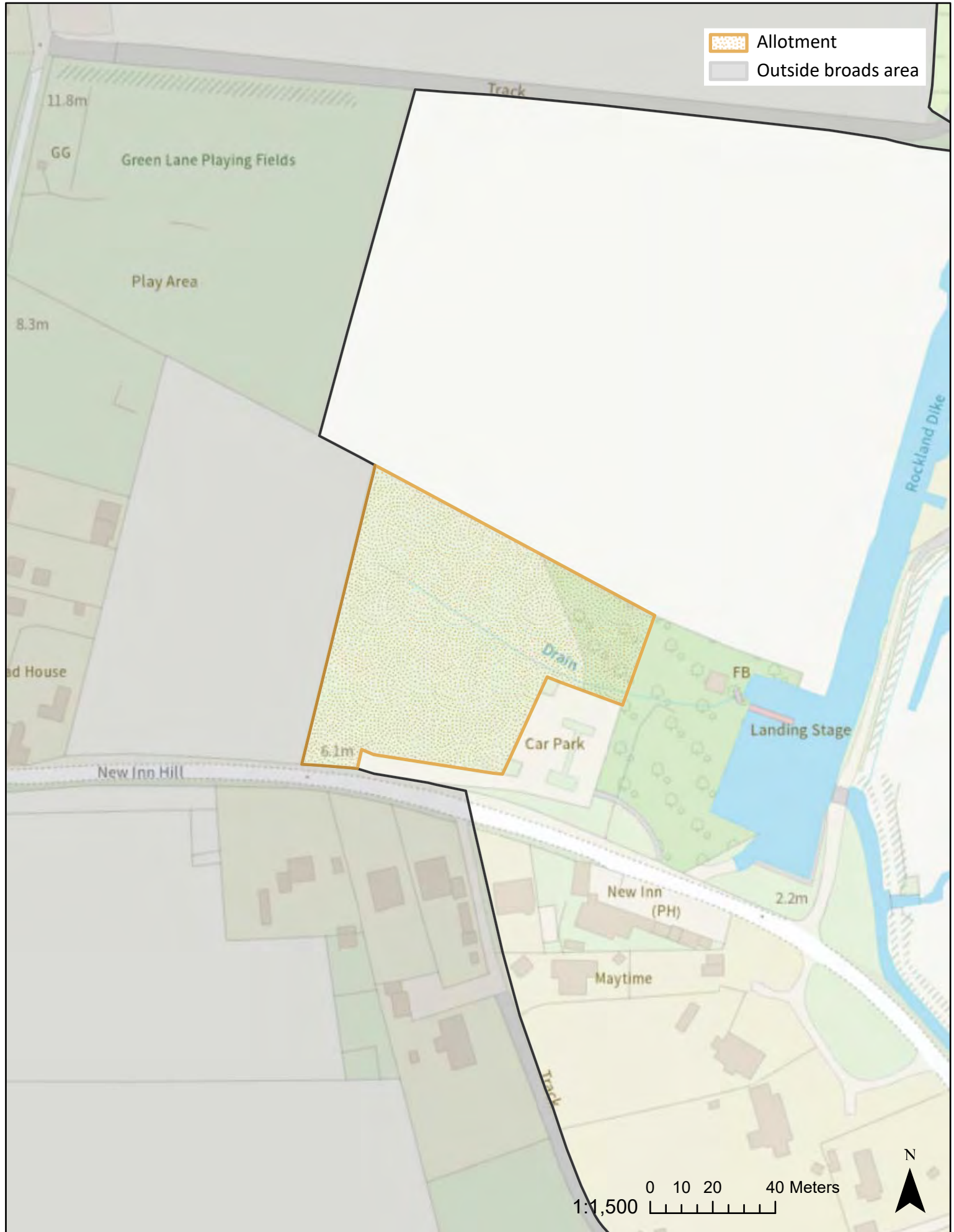
# Current Open space: St Michael's Church, Church Lane, Oulton Broad



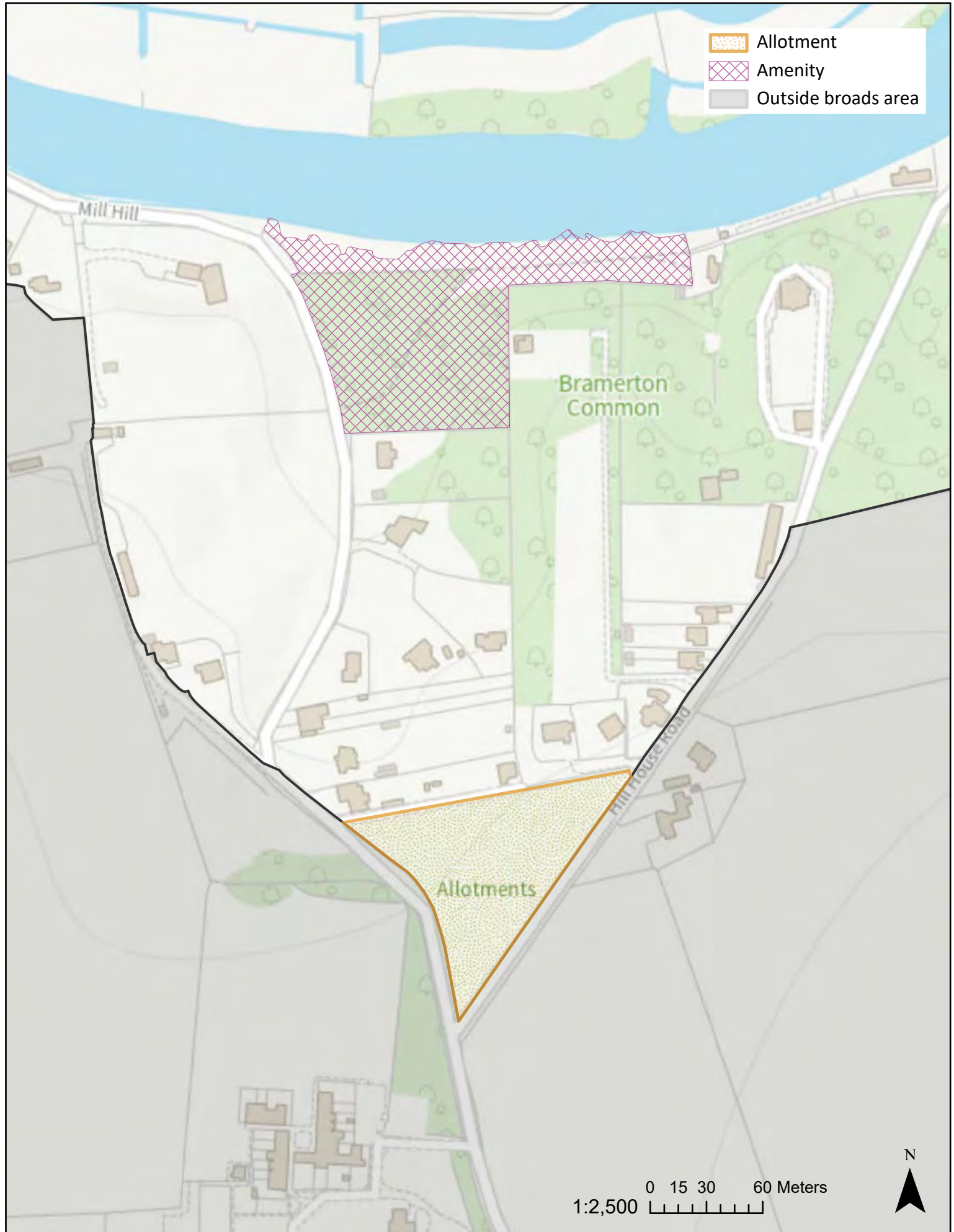
# Current Open space: Cantley



# Current Open space: Rockland

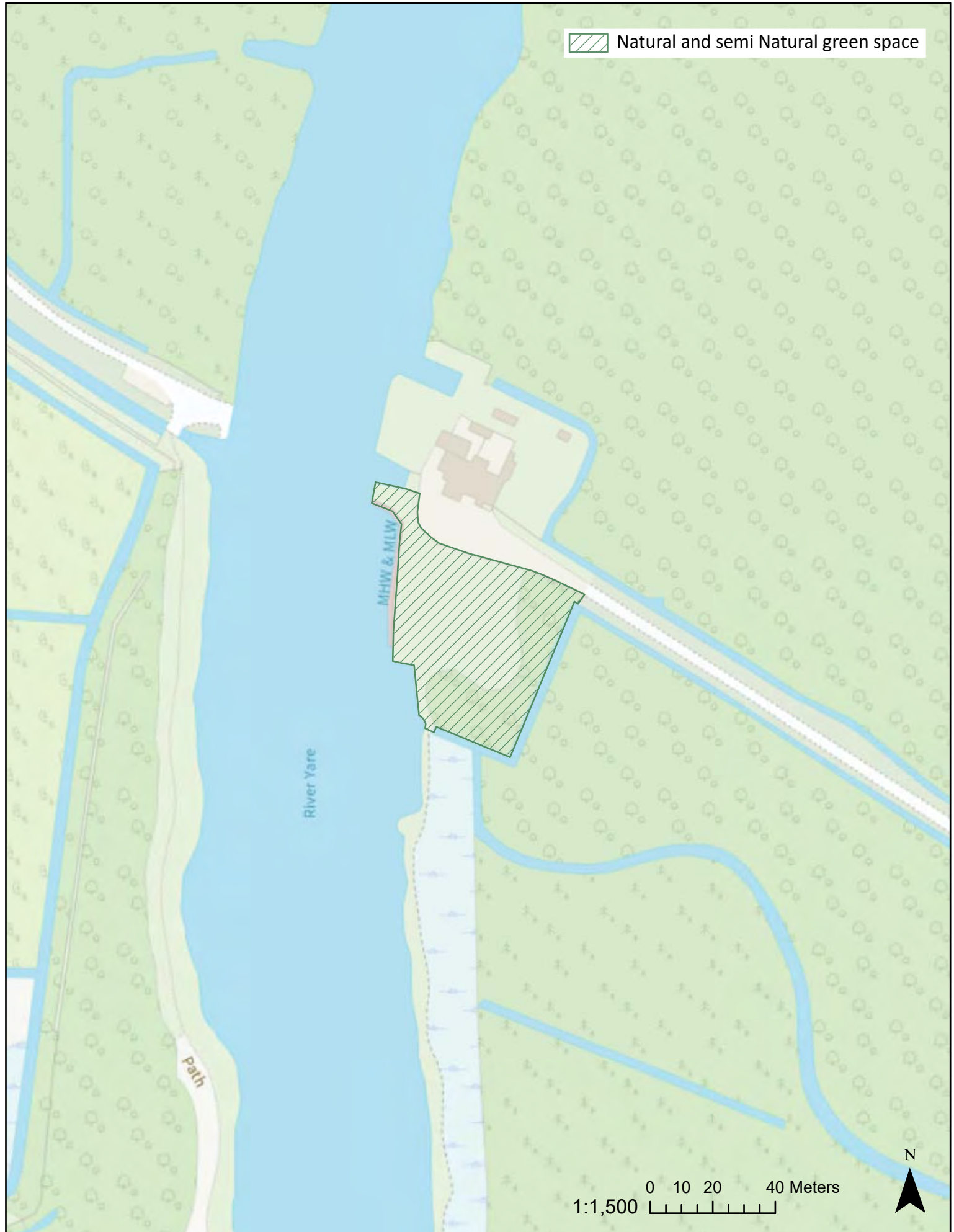


# Current Open space: Bramerton

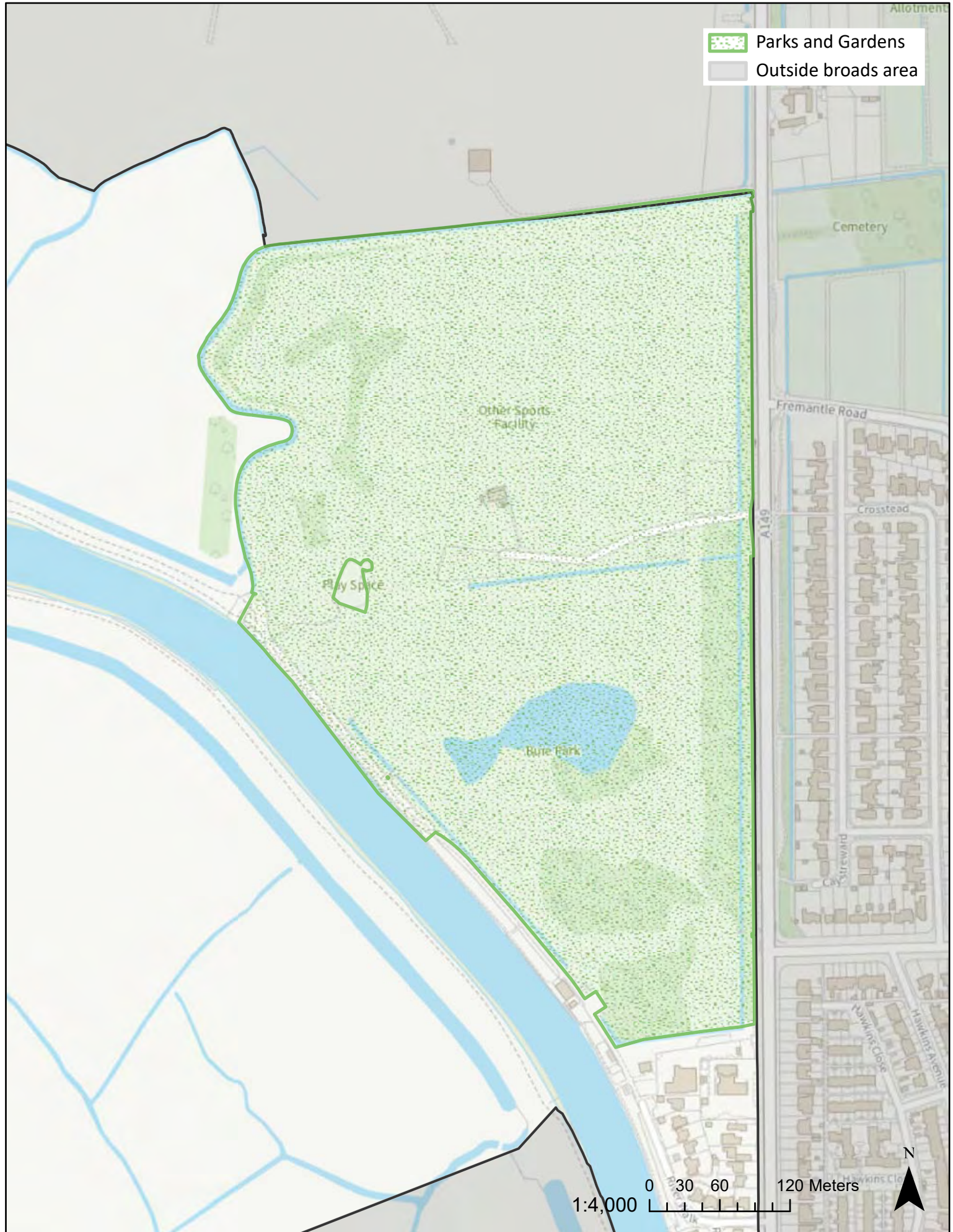




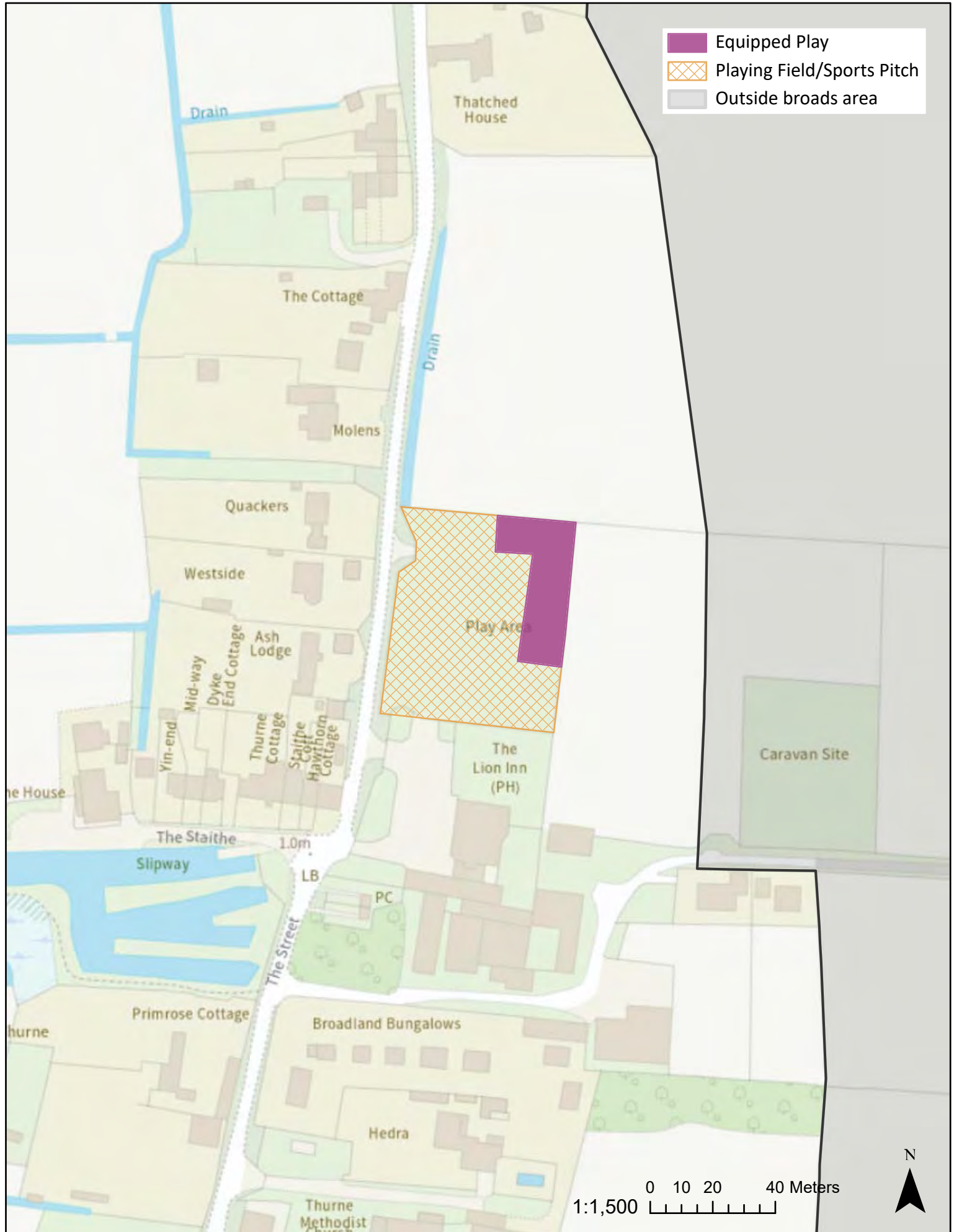
# Current Open space: Surlingham Ferry



# Current Open space: Bure Park



# Current Open space: Thurne



# Current Open space: Belaugh

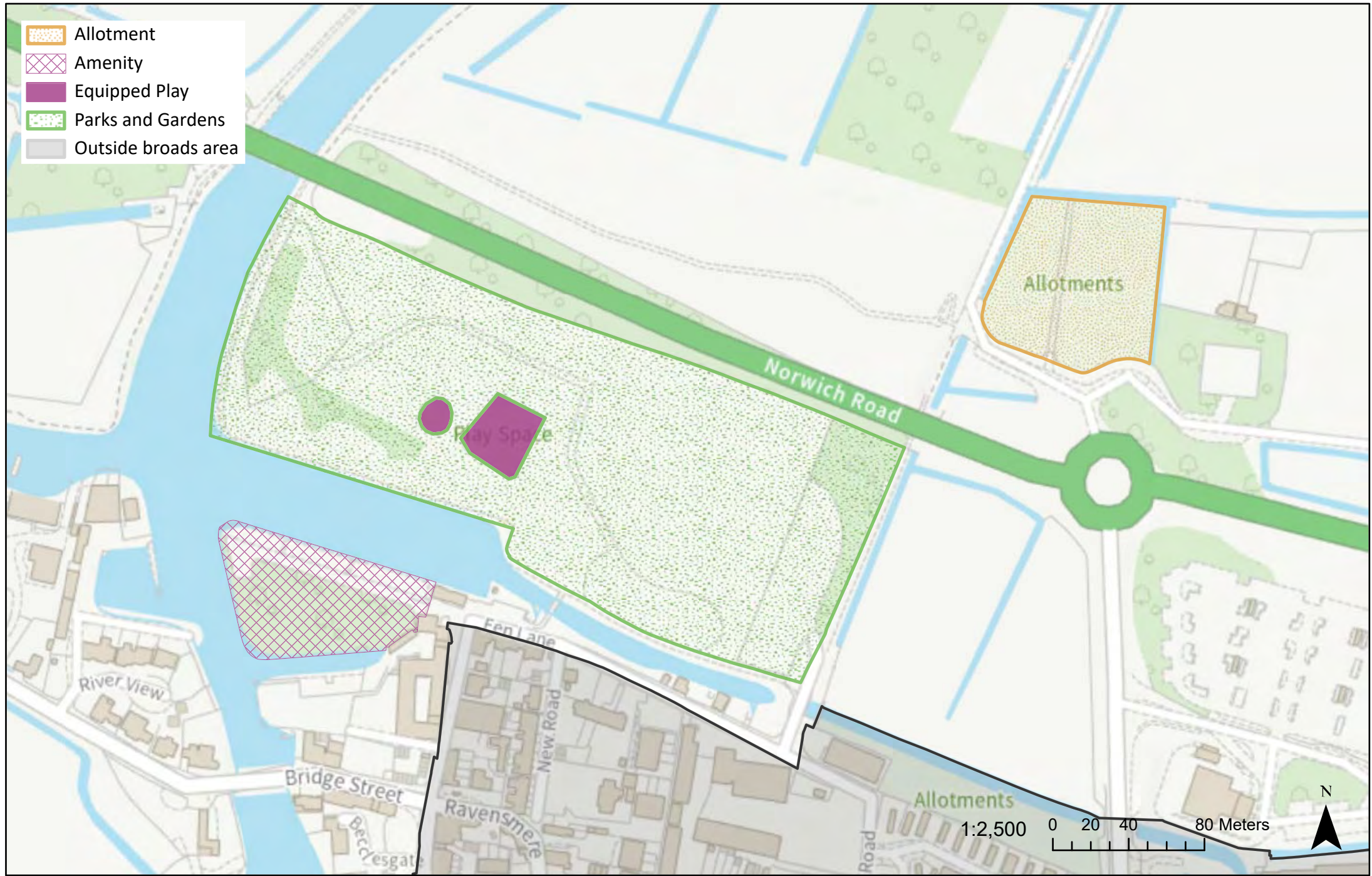


# Current Open space: Outney Common



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# Current Open space: Beccles



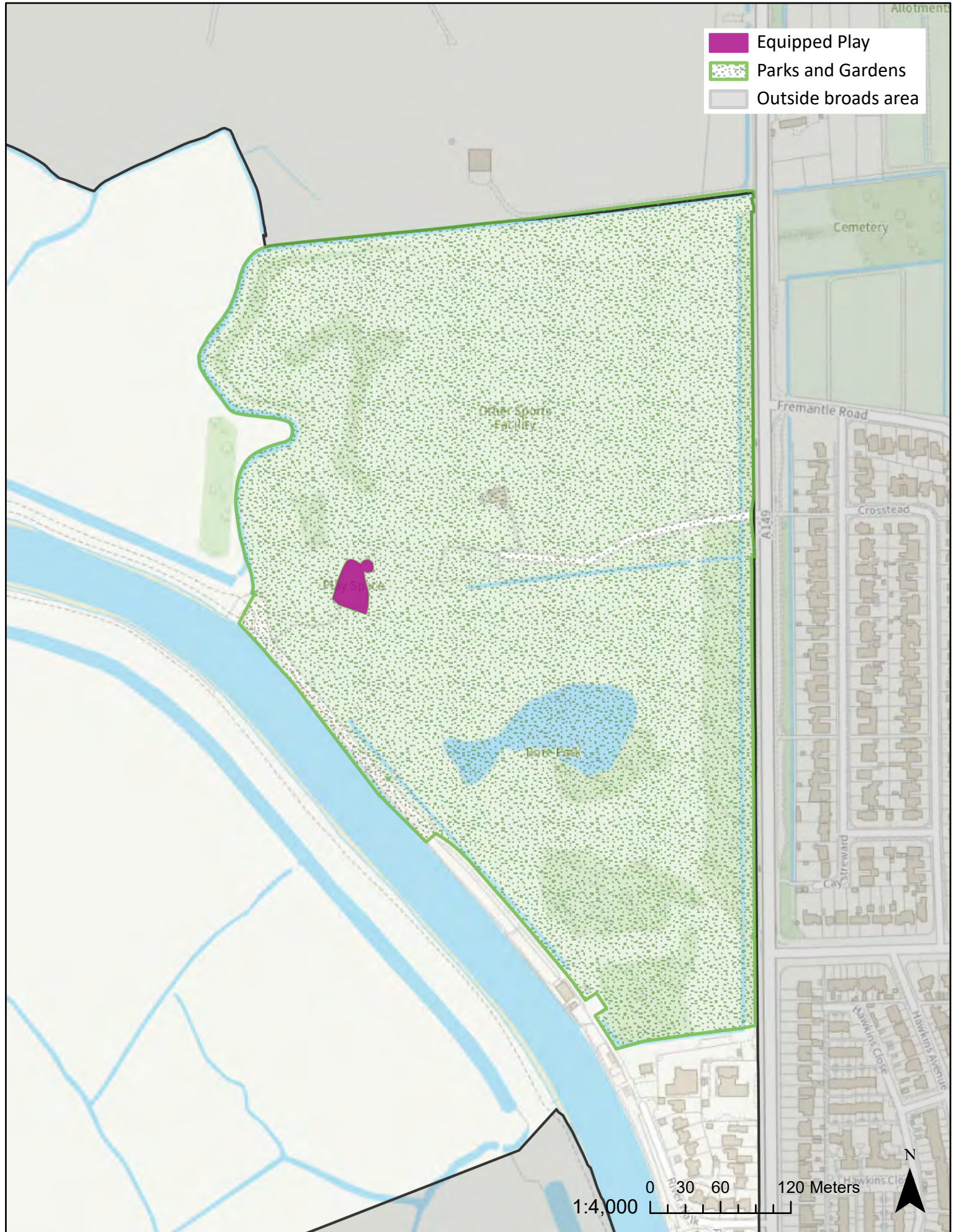
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# Current Open space: Pye's Mill



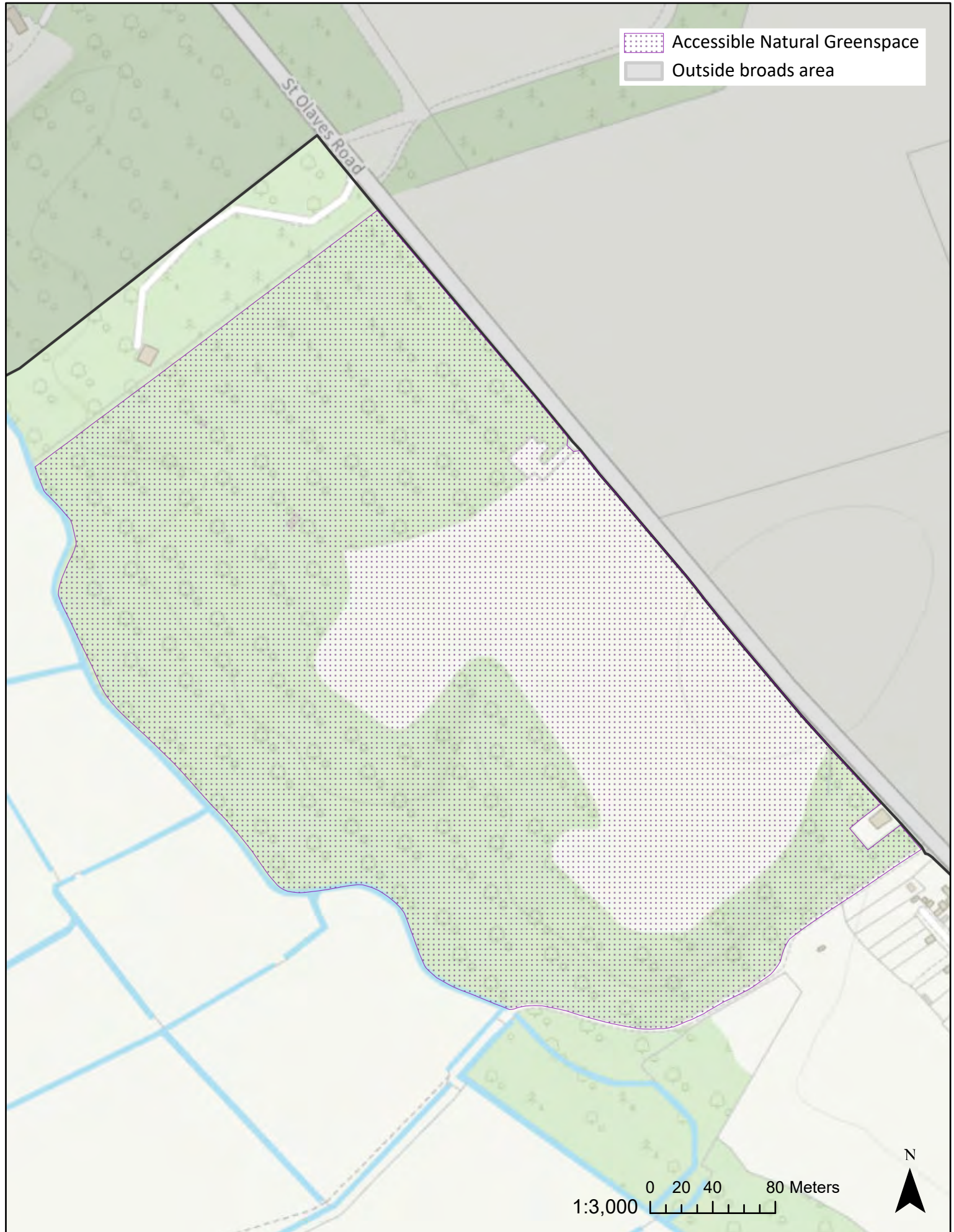
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# New Open space: Bure Park

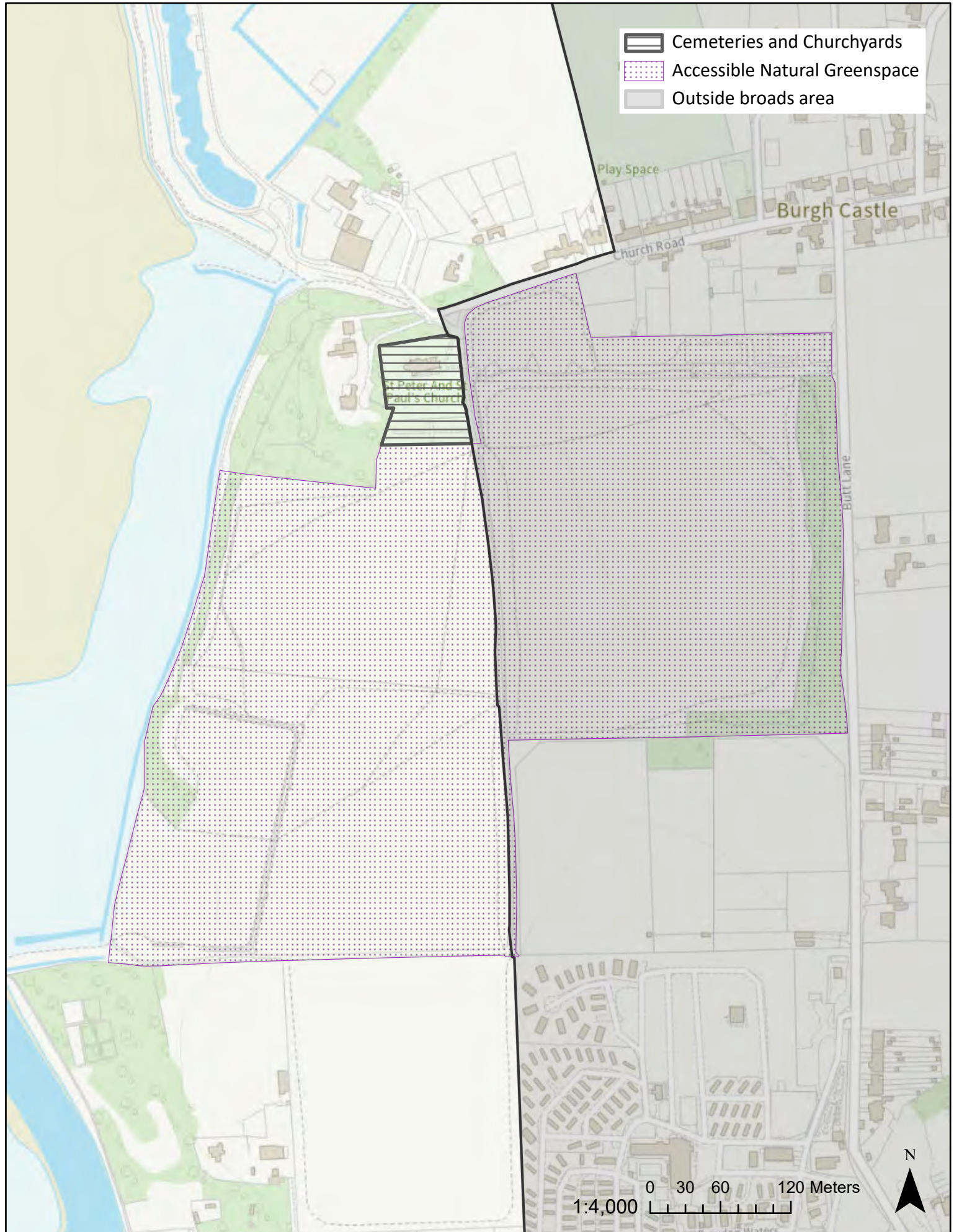




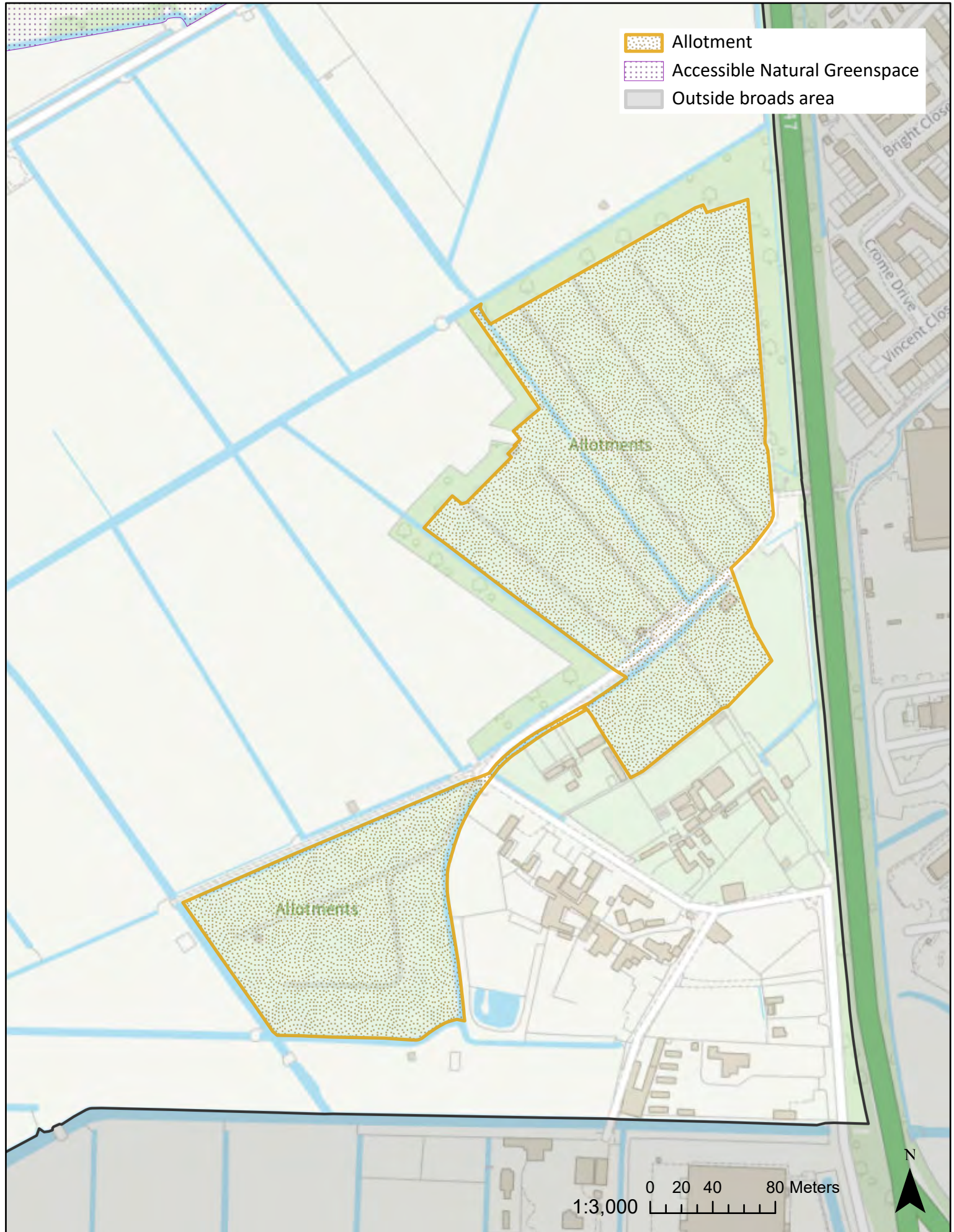
# New Open space: Herringfleet



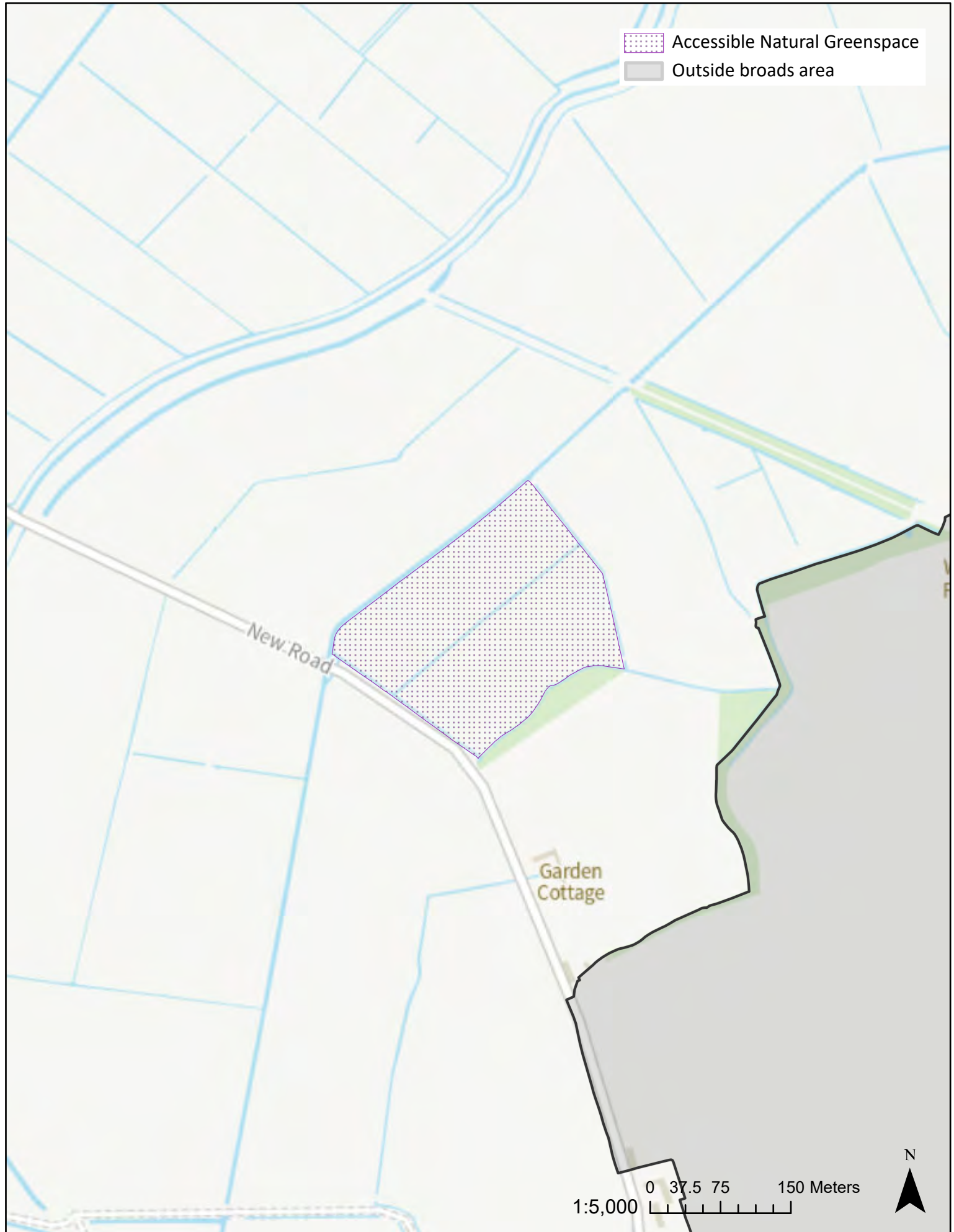
# New Open space: Burgh Castle



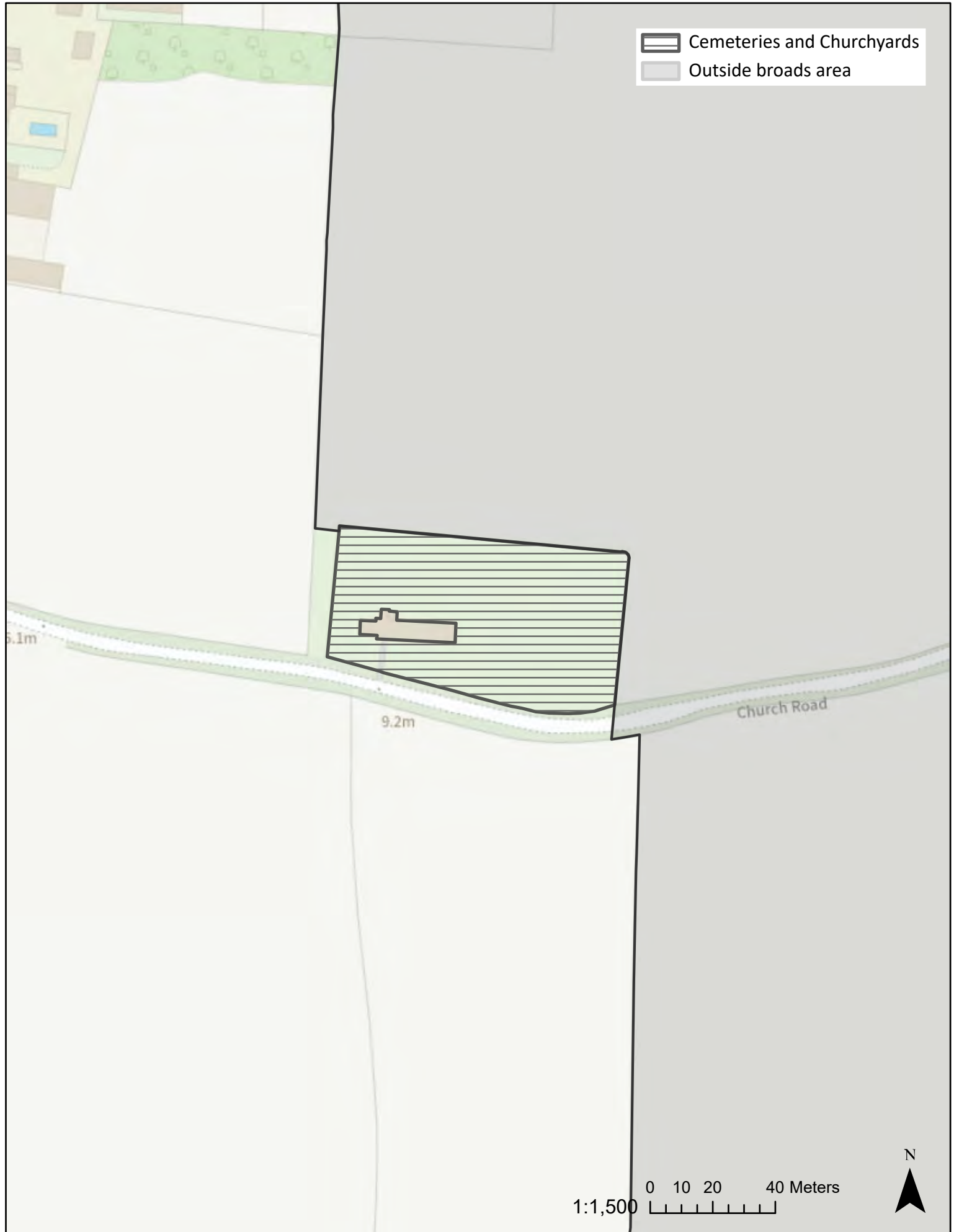
# New Open space: Cobholm



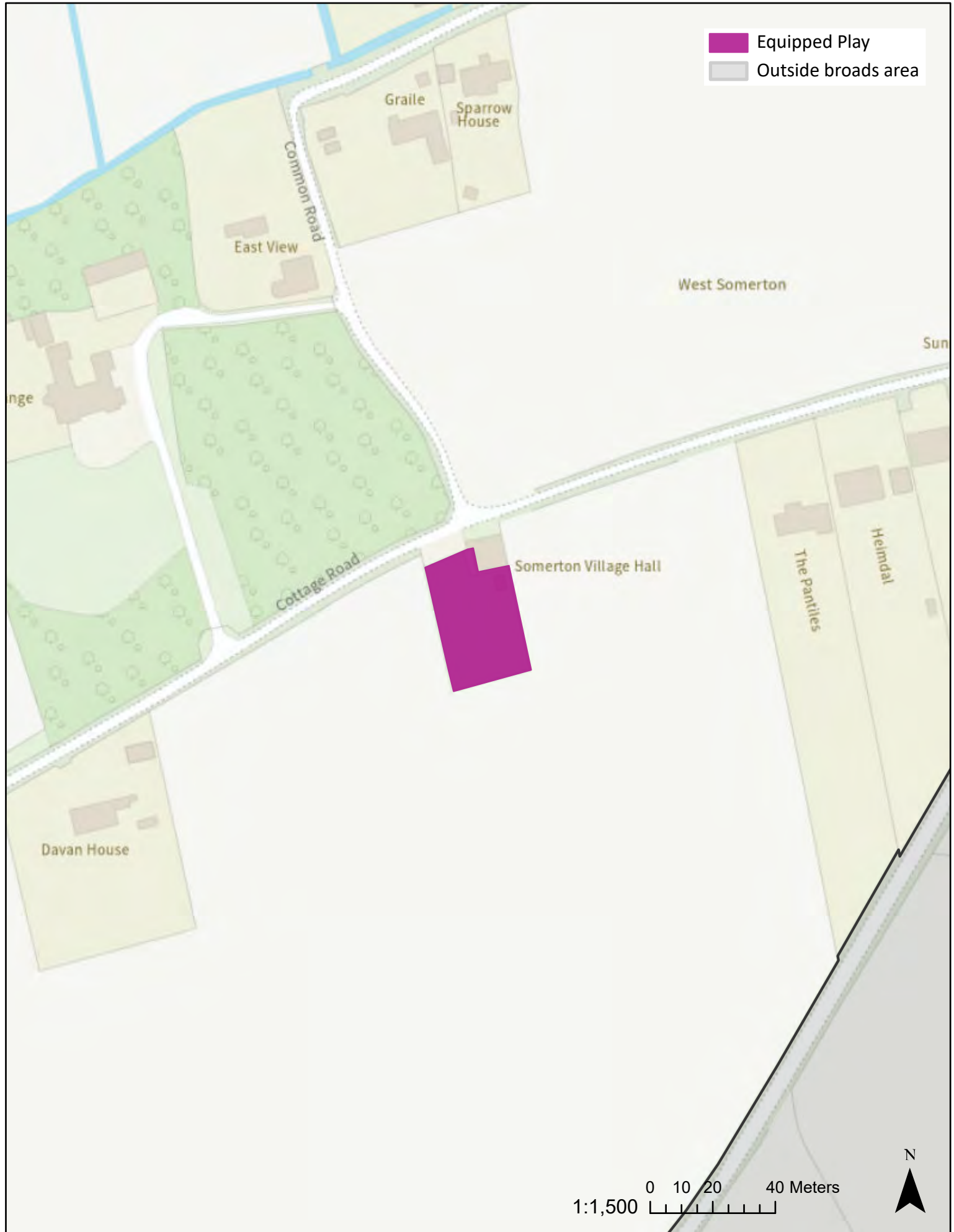
# New Open space: Poor Marshes, near Furze Hill



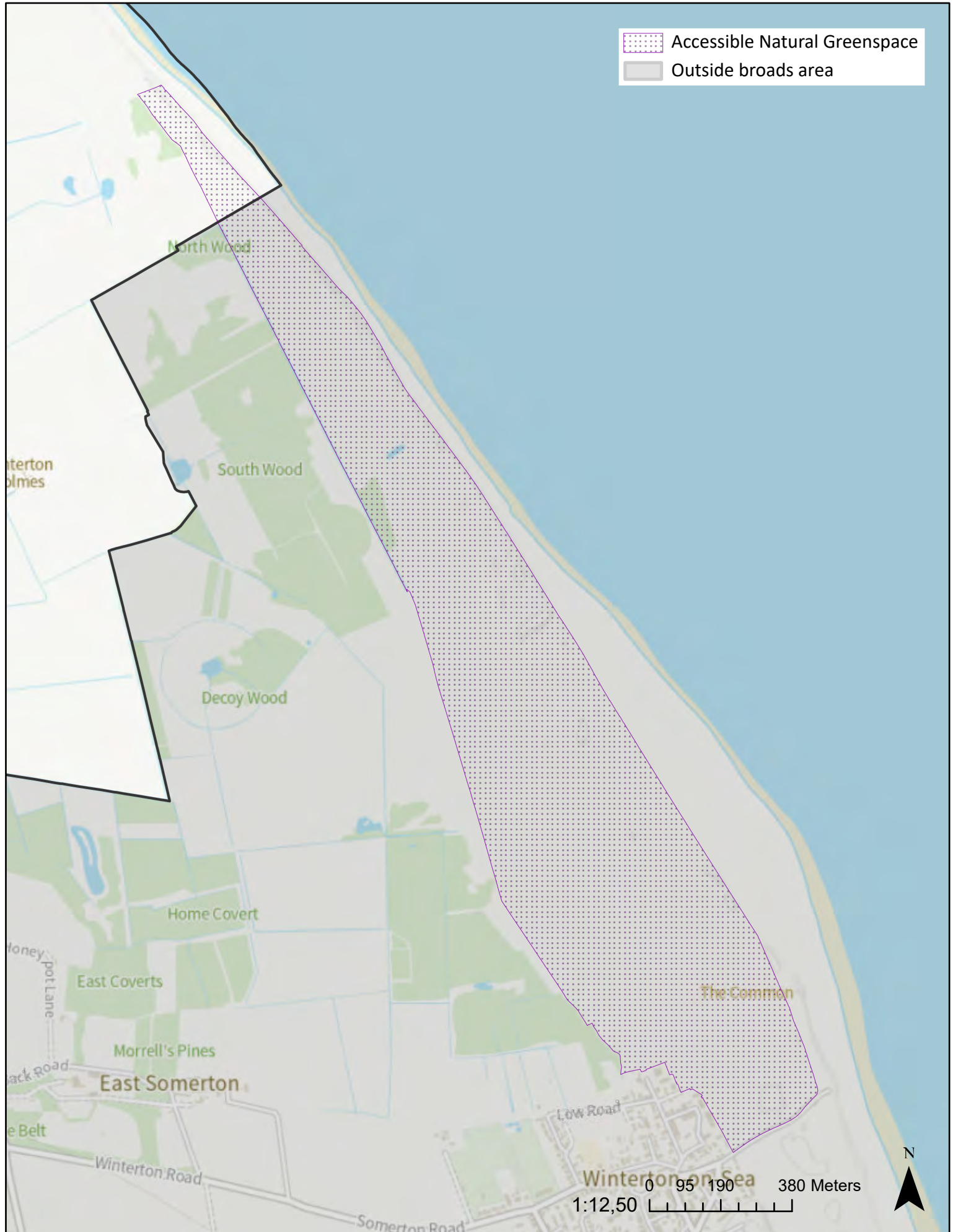
# New Open space: St Edmunds Church, Thurne



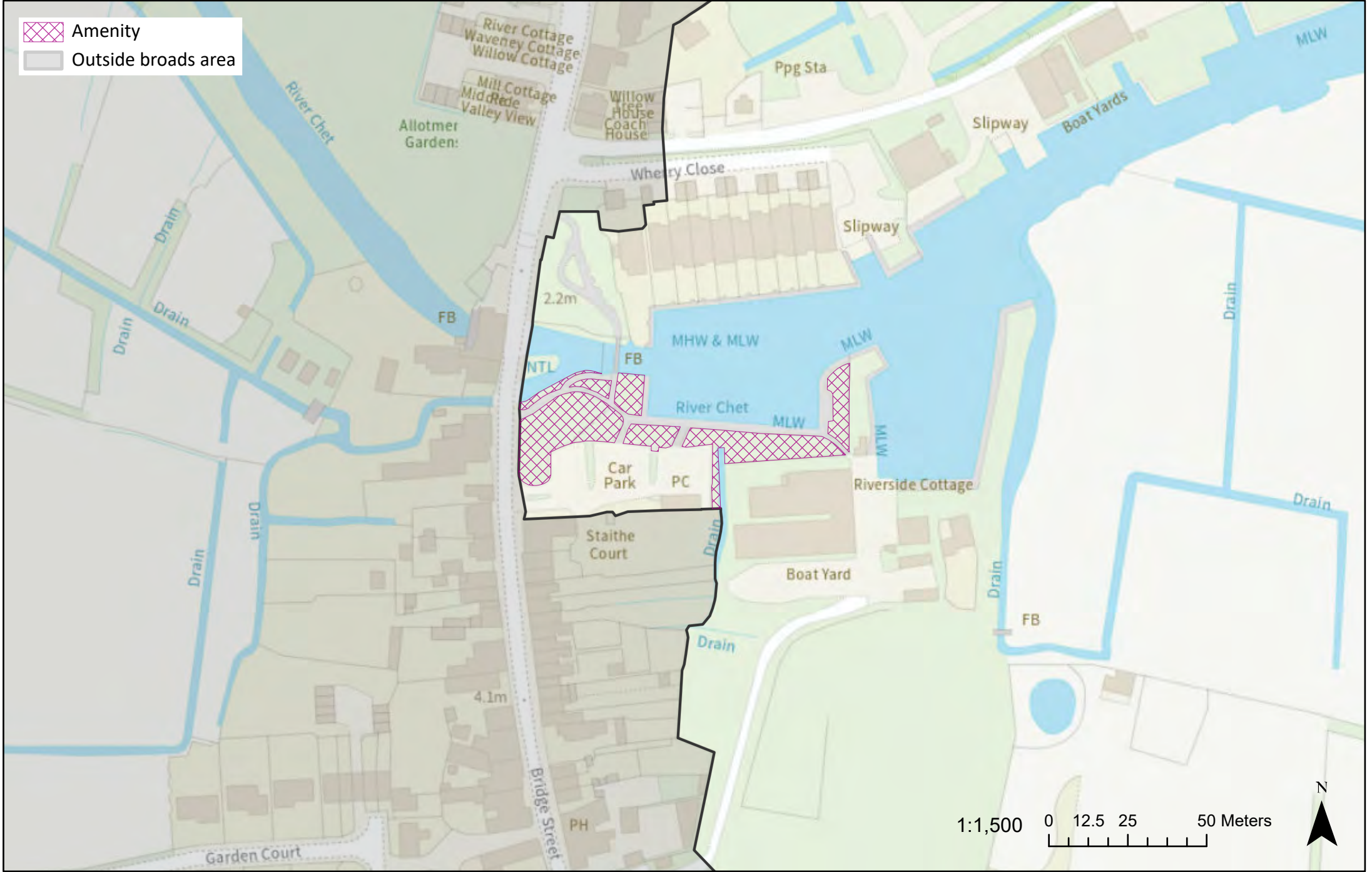
# New Open space: Somerton



# New Open space: Winterton Dunes



# New Open space: Loddon Staithe



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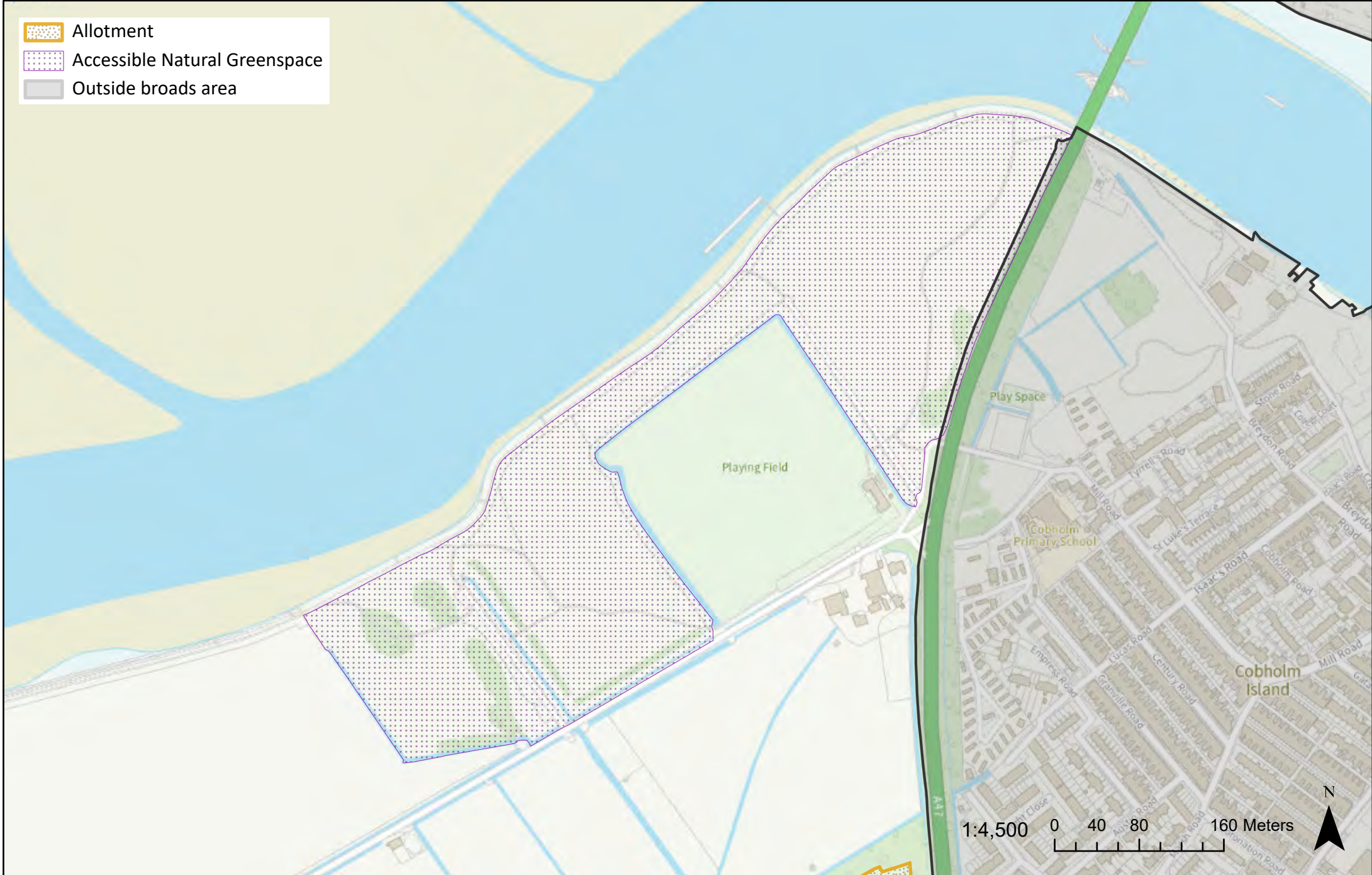


# New Open space: Reedham Quay



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# New Open space: Marshes adjacent to Broadland Rugby Club






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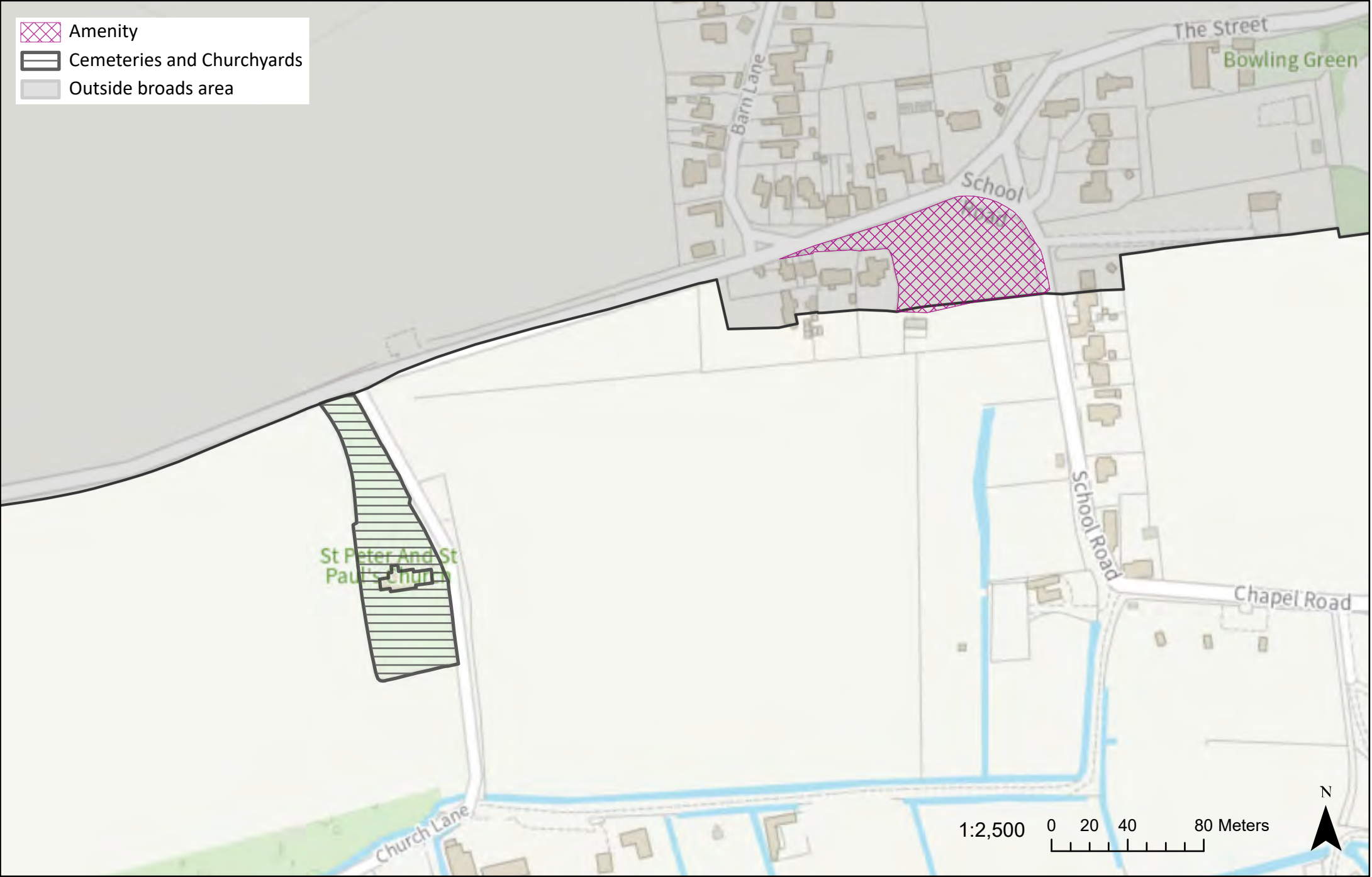
# New Open space: Stokesby



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# New Open space: Runham

-  Amenity
-  Cemeteries and Churchyards
-  Outside broads area



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Local Plan for the Broads - Review  
Preferred Options bitesize pieces

June 2023

Heritage DM policies

This is a proposed draft section/policy for the Preferred Options Local Plan. Member's comments and thoughts are requested. This policy is already in the local plan, but some amendments are proposed.

Amendments to improve the policy are shown as follows: ~~text to be removed~~ and added text.

There is an assessment against the UN Sustainable Development Goals at the end of the policy.

The proposed Sustainability Appraisal of the policy is included at the end of the document. This would not be included in the Preferred Options Local Plan itself; this table would be part of the Preferred Options Sustainability Appraisal, but is included here to show how the policy and options are rated.

**Policy PODM11: Heritage Assets**

1. All development will be expected to protect, preserve, or enhance the significance and setting of historic, cultural and architectural heritage assets and elements of the wider historic environment that give the Broads its distinctive character.
2. Designated Heritage Assets
  - a) Development that would affect a Designated Heritage Asset or its setting will be considered in the context of national policy, having regard to the significance of the asset.
  - b) Development proposals affecting conservation areas should seek to improve the conservation area. Proposals should ensure that the historic character and/or appearance of the area is preserved, enhanced or seek betterment where there is currently a negative impact. In conservation areas, all development is expected to be of a particularly high standard of design and materials.
  - ~~c) Demolition of unlisted buildings in a conservation area will require justification in a heritage statement. The demolition of structurally sound buildings which make a positive contribution to the significance of a conservation area will be resisted unless there are exceptional circumstances, including when the demolition is proposed as part of a scheme for redevelopment which would make an equal or greater positive contribution to the Conservation Area.~~

- 20 3. Identified and unidentified non-designated heritage assets<sup>1</sup>  
21 ~~In assessing development proposals that would directly or indirectly affect a non-designated~~  
22 ~~heritage asset a balanced judgement will be made, considering:~~  
23 ~~Scale of any harm or loss;~~  
24 ~~Significance of the heritage asset; and~~  
25 ~~Public benefits~~
- 26 a) Where local heritage assets (identified or unidentified) are affected by development  
27 proposals, their significance should be retained within development. Development  
28 resulting in harm to or loss of significance of a locally identified asset will only be  
29 acceptable where:
- 30 i. there are demonstrable and overriding benefits associated with the development; and  
31 ii. it can be demonstrated that there would be no reasonably practicable or viable means of  
32 retaining the asset within a development.
- 33 4. Archaeology
- 34 a) Sites of archaeological interest and their settings will be protected, enhanced, and  
35 preserved; development which has an unacceptable impact on a site of archaeological  
36 interest will not be permitted.
- 37 b) Where it is considered appropriate in cases where development coincides with the  
38 location of a known or suspected archaeological interest, an archaeological field  
39 evaluation will be required.
- 40 c) There will be a presumption in favour of preservation in-situ for Scheduled Monuments  
41 and other archaeological heritage assets of significance.
- 42 d) Development proposals that will result in unavoidable harm to, or loss of, an  
43 archaeological heritage asset's significance, will only be permitted where there is a clear  
44 justification in terms of public benefits arising from the development which outweigh  
45 that harm and, in the case of substantial harm/loss, also meet the following  
46 requirements:
- 47 i. There is no less harmful viable option;  
48 ii. The amount of harm has been reduced to the minimum possible; and  
49 iii. Satisfactory provision is made for the evaluation, excavation, recording  
50 interpretation, dissemination and archiving of the remains and then interpretation,  
51 dissemination and archiving before the commencement of development.
- 52 e) The Authority would also welcome public engagement as part of a development project  
53 to improve public understanding of the area's archaeology
- 54 5. The unknowns
- 55 a) Consideration will be given to the protection of heritage assets which have not been  
56 previously identified or designated but which are subsequently identified through the  
57 process of decision making, or during development. Any such heritage assets, including

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<sup>1</sup> Non-designated heritage assets are Locally identified heritage assets. They are buildings on the Local List as well as those identified as having positive contributors within Conservation Area Appraisals.

58 artefacts, building elements or historical associations which would increase the  
59 significance of sites and/or buildings, will be assessed for their potential local heritage  
60 significance before development proceeds.

61 b) Where heritage assets newly identified through this process are demonstrated by  
62 evidence and independent assessment to have more than local (i.e. national or  
63 international) significance, there will be a presumption in favour of their retention,  
64 protection, and enhancement.

65 c) Where an asset has potential to be locally significant, it will be assessed against the  
66 criteria set out in the reasoned justification to this policy. Where this process  
67 demonstrates there is local significance, development proposals affecting these assets  
68 will be determined in accordance with criteria listed in section b.

#### 69 6. Linking to the past

70 a) Where the Authority considers it appropriate, proposals will be required to recognise  
71 the importance of the historic environment through heritage interpretation measures.

#### 72 7. Demolition

73 a) Where proposals which involve the unavoidable loss of any designated or local heritage  
74 asset are accepted exceptionally under this policy, a legally binding commitment from  
75 the developer must be made to implement a viable scheme before any works affecting  
76 the asset are carried out.

77 b) Demolition of unlisted buildings in a conservation area will require justification in a  
78 heritage statement. The demolition of structurally sound buildings which make a  
79 positive contribution to the significance of a conservation area will be resisted unless  
80 there are exceptional circumstances, including when the demolition is proposed as part  
81 of a scheme for redevelopment which would make an equal or greater positive  
82 contribution to the Conservation Area.

#### 83 Reasoned Justification

84 The Authority recognises the importance of protecting and preserving heritage and cultural  
85 assets, but new development may in some cases be appropriate to enable historic buildings  
86 and areas to react to changing circumstances. Development proposals will, however, be  
87 judged against their effect on the significance of the asset and its setting. This policy should  
88 be read in conjunction with the policy principles and information set out in the NPPG and  
89 NPPF.

#### 90 Setting and heritage statements

91 Development that would affect the significance or setting of a Heritage Asset (designated or  
92 non-designated), including a Listed Building, a locally listed building, Conservation Area,  
93 Registered Park and Garden or Scheduled Monument or its setting, must be accompanied  
94 by a Heritage Statement. This statement should provide a schedule of works and analyse the  
95 impact of the proposal on the form, fabric, and setting of the asset and any features of  
96 historic or architectural interest, together with an assessment of the significance of the  
97 heritage asset to be affected. The statement should provide justification for the proposed

98 works and their impact on the special character of the asset. When a Design and Access  
99 Statement is required, the Heritage Statement can form part of this.

#### 100 Harm

101 In assessing the effect of development proposals on a Heritage Asset, consideration will be  
102 given to the significance of the asset and its setting, its intrinsic historic interest and rarity,  
103 and the contribution it makes to the character of the area. This will be weighed against the  
104 social and economic benefits of the proposal. Development that would cause less than  
105 substantial harm to the significance of a Listed Building, Conservation Area, or Scheduled  
106 Monument will only be permitted where the harm is outweighed by substantial public  
107 benefits of the proposal. ('Significance' can be defined as the value of a heritage asset to  
108 this and future generations because of its heritage interest. That interest may be  
109 archaeological, architectural, artistic, or historic. Significance derives not only from a  
110 heritage asset's physical presence, but also from its setting<sup>2</sup>).

#### 111 Non-designated heritage assets

112 Non-designated heritage assets include those on the Historic Environment record of Norfolk  
113 and Suffolk County Councils as well as the Broads Local List. There are also assets on neither  
114 of these lists that we know about and that have potential historic importance including  
115 landscape features. We assess one topic area at a time to understand the potential for other  
116 features or buildings to form part of the Local List. At the time of writing, the list includes  
117 mills and waterside chalets, ~~and we are planning to assess boatyards.~~

#### 118 Archaeology

119 The Broads is a low-lying wetland area where the landscape has been shaped over centuries  
120 by a combination of physical, ecological, cultural, and historic factors. Archaeological  
121 remains are a finite resource, often highly fragile and vulnerable to damage and destruction.  
122 Compared to other wetland/former wetland and areas of the East of England, the  
123 archaeology of the Broads is comparatively under-investigated. The lakes, dykes and in  
124 some cases the rivers are themselves archaeological features, and it is likely that  
125 undiscovered archaeology exists owing to the largely undeveloped nature of the area.

126 The Broads contains important archaeological sites, many of which owe their preservation  
127 to waterlogged conditions that promote conservation of organic material. Large areas of  
128 the grazing marshes have not been investigated or developed, and they are likely to  
129 represent a reserve of significant archaeological artefacts and interest, given the rich  
130 archaeology in the immediate vicinity. The importance of the palaeo-environmental  
131 remains likely to be preserved in the wetland environment is recognised. Historic England  
132 has identified the Broads as an area of *exceptional waterlogged heritage*. Because of the soil  
133 conditions in the Broads, there is great potential for archaeology to be well preserved.

134 Where possible, development proposals should be located and designed to avoid damage to  
135 archaeological remains and should enable these remains to be preserved in situ. Norfolk  
136 County Council Environment Service Historic Environment Strategy and Advice Team and  
137 Suffolk County Council Archaeological Service will be consulted on development proposals

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<sup>2</sup> Further guidance can be found in the NPPG: [www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#decision-taking-historic-environment](http://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#decision-taking-historic-environment)



138 with the potential to have an adverse impact on a site of known or suspected archaeological  
139 interest. When a proposal has a potential adverse effect on a site of known or suspected  
140 archaeological interest, the development must be accompanied by archaeological field  
141 evaluations that detail the impact the proposal would have on these remains. In these  
142 cases, preservation by record secured through an agreed Written Scheme of Archaeological  
143 Investigation will be required, secured through appropriately worded planning conditions.  
144 All archaeological works will be required to be undertaken to proper professional standards,  
145 as defined by the Chartered Institute for Archaeologists (CIfA). Applicants can contact  
146 Norfolk County Council Environment Service historic environment strategy and advice team  
147 directly at hep@norfolk.gov.uk for pre-application advice. Charges apply for elements of  
148 NCCES involvement in planning cases not covered by the service level agreements with the  
149 Broads Authority. Suffolk County Council advises early consultation of the Historic  
150 Environment Record and assessment of the archaeological potential of the area at an  
151 appropriate stage in the design of new developments, so that the requirements of the NPPF  
152 and the Waveney Local Plan are met. SCCAS is happy to advise on the level of assessment  
153 and appropriate stages to be undertaken. They should be consulted for advice as early as  
154 possible in the planning application process.

155 Suffolk and Norfolk County Councils would also welcome the encouragement of public  
156 engagement as part of a development project to improve public understanding of the area's  
157 archaeology.

158 Where development can take place and still preserve important features in situ, planning  
159 conditions will be sought to secure the implementation of effective management plans that  
160 ensure the continued protection of those features.

#### 161 Newly identified assets

162 Heritage assets also include undesignated and unidentified assets that may be identified as  
163 being of significance during pre-application discussions or decision making, or that may be  
164 revealed in the course of development. These may include assets of established community  
165 value and assets that contribute to an area's sense of place and neighbourhood feel.

166 As part of the planning application process, consideration should be given to whether a  
167 heritage asset whose significance is not currently recognised or appreciated, but which  
168 becomes apparent through the application process, merits formal protection. Where,  
169 following assessment, such an asset is judged to be worthy of protection, the principle to be  
170 followed is that any proposals resulting in harm to or loss of significance will be assessed  
171 according to the degree of significance that the asset is agreed to possess, as would apply if  
172 it had already been formally recognised.

173 An independent assessment of heritage significance would normally be undertaken by  
174 Historic England (or any equivalent successor body that becomes responsible for heritage  
175 asset protection during the currency of this plan). Where the significance of newly  
176 discovered assets is ~~ad~~ judged not to be so great as to merit national protection, there may  
177 be a case for some form of local recognition, typically by including the asset, or the building  
178 or structure in which it has been discovered or of which it forms part, on the Authority's  
179 Local List (see criteria in Non-designated heritage assets section below). **Assessments of**

180 ~~local significance should use the criteria used to assess locally identified heritage assets.~~  
181 ~~They should also take account of the views of the community, local and national heritage~~  
182 ~~bodies and conservation and design professionals in reaching a balanced judgement on the~~  
183 ~~significance of the asset. The Local Heritage Listing guide from Historic England is also of~~  
184 ~~relevance<sup>3</sup>. The local criteria are:~~

- 185 ~~a. Age and integrity~~
- 186 ~~b. Historic interest—historic association (people or events), social importance, ‘lost’~~  
187 ~~lifestyle (e.g. drainage pumps and marsh cottage settlements)~~
- 188 ~~c. Architectural interest or merit~~
- 189 ~~d. Technological innovation or excellence~~
- 190 ~~e. Visual/scenic/artistic or group value~~

### 191 Non-designated heritage assets

192 Inclusion on a local list is:

- 193 • To raise awareness of the area's special heritage and its importance to local  
194 distinctiveness of the Broads
- 195 • To inform owners, the local community, developers and others about buildings which  
196 make a special contribution to the landscape of the Broads.
- 197 • To help us when making decisions about development proposals and their effect on the  
198 character of the area
- 199 • To ensure the provision of specialist advice to owners to help protect the character and  
200 setting of buildings.

201 Local List Selection:

202 The kind of structures that can be included on the Broads Local List is wide and varied  
203 including built parks and gardens, agricultural buildings, boatyards, drainage pumps, houses,  
204 bridges, locks, community buildings and monuments.

205 Inclusion depends on satisfying at least two criteria based on:

- 206 • Age and integrity
- 207 • Historic interest – historic association to people or events, social importance or links to a  
208 lost lifestyle
- 209 • Architectural interest or merit
- 210 • Technological innovation or excellence
- 211 • Visual, scenic, artistic or group value.

212 Waterside Chalets are a group of buildings that have been assessed and formally added to  
213 the local list. They are particularly distinct to the Broads and contribute significantly to the  
214 wider character of the area. They tell us a lot about the evolving history of the Broads and  
215 changing social fashions. As land prices rise and the area becomes more desirable there is  
216 an increasing pressure to significantly alter or replace these structures with something  
217 larger and/or more permanent in construction and this policy seeks to help protect the best  
218 examples. More guidance can be found [here](#).

### 219 Interpretation

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<sup>3</sup>The Local Heritage Listing guide from Historic England [historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/](https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/)

220 The Authority considers that appropriate interpretation of the historic and cultural  
 221 environment is an important aspect to development or change in the area. Such  
 222 interpretation could range from street names that reflect the heritage of the site and  
 223 retention of a particular feature to art or interpretation boards. The aim is to provide the  
 224 link to the past and ensure that visitors and the community are aware of what the site was  
 225 previously used for, or what happened on the site.

226 Demolition

227 The Authority considers that it is important that where the loss of a heritage asset has been  
 228 exceptionally allowed, it is important to ensure that before any works or demolition take  
 229 place and the heritage asset is permanently lost, a legally binding agreement should be in  
 230 place that will ensure the redevelopment of the site as agreed within a specified timeframe.

231 **Reasonable alternative options**

- 232 a) The original policy, with no amendments.
- 233 b) No policy

234 **Sustainability appraisal summary**

235 The three options (of the amended policy, no policy and the original policy) have been  
 236 assessed in the SA. The following is a summary.

A: Keep original policy	5 positives. 0 negatives. 0 ? Overall, positive.
B: Preferred Option - amend policy.	5 positives. 0 negatives. 0 ? Overall, positive.
C: No policy	0 positives. 0 negatives. 5 ? Overall, positive.

237 **How has the existing policy been used since adoption in May 2019?**

238 According to recent Annual Monitoring Reports, the policy has not been used and schemes  
 239 are in general conformity with the policies.

240 **Why have the alternative options been discounted?**

241 The amendments to the original policy seek to make the policy clearer mainly, but also seek  
 242 to make the policy stronger and so the preferred policy is favoured.

243 **UN Sustainable Development Goals check**

244 This policy meets these [UN SD Goals](#):



245 **Policy PODM12: Re-use of Historic Buildings**

- 246 1. Wherever possible, the building or structure should remain in the use for which it was  
247 originally designed.
- 248 2. The re-use, conversion or change of use of a building or structure which is a heritage  
249 asset (designated or non-designated) will only be permitted where:
- 250 a) Development proposals appropriately re-use redundant or under-used heritage assets  
251 with the optimal viable use<sup>4</sup>, securing their long-term conservation and enhancement,  
252 including of their setting;
- 253 b) A structural survey demonstrates that the building is capable of conversion where  
254 applicable and conversion, re-use or change of use can be undertaken without extensive  
255 building works, alterations or extensions that would lead to substantial harm to or loss  
256 of the asset's significance. The public benefits of the proposal will be weighed against  
257 the harm or loss in accordance with national policy and policy **DM11**;
- 258 c) The proposal is of a high-quality design, retaining the external and/or internal features  
259 that contribute positively to the character of the building, including original openings  
260 and materials, and with minimal intervention to the original form and fabric of the  
261 building (e.g. new openings);
- 262 d) The proposal can be achieved in a way that preserves the structure's historic, cultural  
263 and architectural features and its character;
- 264 e) The nature, scale and intensity of the proposed use are compatible with, and would not  
265 prejudice, surrounding uses or the character of the locality; and
- 266 f) It would not adversely affect protected species or habitats.
- 267 3. For non-designated heritage assets, where ~~this~~ it is not possible for the structure to  
268 remain in the use for which it was originally designed, employment, recreation or  
269 tourism uses (excluding holiday accommodation) will be the next preference. Conversion  
270 to residential uses, which includes holiday accommodation, will only be permitted  
271 where employment, recreation or other tourism uses of the building are proven to be  
272 unviable.

273 Reasoned Justification

274 In the majority of cases, the most effective way of protecting and preserving designated and  
275 non-designated heritage assets is to retain them in their original use. However, where these  
276 buildings can no longer sustain the use for which they were originally designed, finding an  
277 appropriate alternative use for the building often represents the best way of protecting it.  
278 The sensitive re-use of historic buildings is also good sustainable practice, both in terms of  
279 making the optimum use of the embodied energy of the building and to maintain a local skill  
280 base in the restoration of historic buildings and traditional construction techniques.

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<sup>4</sup> Sustaining heritage assets in the long term often requires investment and putting heritage assets to a viable use is likely to enable the maintenance necessary for their long-term conservation. Certain heritage assets may have limited or no scope for new uses and indeed may be so sensitive to change that alterations to accommodate a viable use would lead to an unacceptable loss of significance. It is important that any use is viable, not just for the owner, but also the future conservation of the asset. The optimum viable use may not necessarily be the most profitable one. If there is only one viable use, that use is the optimum viable use. If there is a range of alternative viable uses, the optimum use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes.

281 Nevertheless, when considering proposals for the re-use of historic buildings, close  
282 attention must be paid to the design of any such conversion to make sure it is appropriate  
283 for the character and appearance of the building and would not adversely affect its context  
284 or setting. In particular, the loss of the primary fabric of the building and internal or external  
285 features that contribute to its character can devalue its significance. Some buildings will not  
286 be suitable for re-use, and development proposals should be accompanied by a structural  
287 survey undertaken by a suitably qualified independent Structural Engineer to help  
288 determine whether the building is capable of conversion without works that would have a  
289 significant detrimental effect on its character. In accordance with Policy DM12, a Heritage  
290 Statement (included within the Design and Access Statement where required) should also  
291 be submitted to provide a schedule of the proposed works, analyse the impact of the  
292 proposal on any important features of historic interest, and provide justification for the  
293 proposal. Policy DM11, including information requirements for and the determination of  
294 such applications, should be read in conjunction with the NPPG. Applicants are encouraged  
295 to discuss their proposals at an early stage with the Authority and, as appropriate, with  
296 Historic England.

297 Where a building is listed, its optimum viable use may be proven to be residential and  
298 subject to all of the criteria 2a-f being met this may be considered acceptable in order to  
299 ensure that the building is retained or brought back into a viable use rather than  
300 deteriorating in condition and potentially becoming 'at risk'.

301 Where it is not possible for a non-designated building or structure to remain in the use for  
302 which it was originally designed, preference will be given to re-using the building for  
303 alternative employment, leisure, or tourism uses that will have social and economic benefits  
304 for the Broads. Conversion of an historic building to a residential use can often have an  
305 adverse impact on its character, given the scale and nature of work required to meet the  
306 expectations for a permanent residence. For this reason, such residential conversions tend  
307 to be considered as a last resort. Applications to convert a non-designated heritage asset to  
308 residential use will be expected to be accompanied by a report, undertaken by an  
309 independent Chartered Surveyor, which demonstrates why economic, leisure and tourism  
310 uses would not be suitable or viable as a result of inherent issues with the building. Issues  
311 relating to the personal circumstances of the applicant or as a result of a price paid for the  
312 building will not be taken into consideration. Details<sup>5</sup> should be provided of conversion  
313 costs and the estimated yield of the commercial uses, and evidence provided on the efforts  
314 that have been made to secure economic, leisure and tourism re-use for a continuous 12-  
315 month period. This will then be reviewed, which shall be carried out entirely at the  
316 applicant's expense.

317 'Significance' is discussed in the reasoned justification to policy DM11 on Heritage Assets.

318 Applicants should be aware that historic buildings, particularly those in rural areas, have the  
319 potential to provide important breeding and roosting places for a number of species  
320 protected under a range of legislative provisions, including bats, barn owls or other nesting

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<sup>5</sup> Please see our adopted guide on marketing and viability assessment requirements: [https://www.broads-authority.gov.uk/\\_data/assets/pdf\\_file/0019/407404/Marketing-and-Viability-SPD.pdf](https://www.broads-authority.gov.uk/_data/assets/pdf_file/0019/407404/Marketing-and-Viability-SPD.pdf)

321 birds. If the presence of a protected species is suspected, the applicant will normally be  
 322 required to submit a survey, undertaken by a suitably qualified ecologist, to establish  
 323 whether the species is present, whether the development would harm the species, and  
 324 what measures are proposed to avoid potential harm. There may be a requirement to  
 325 provide compensatory features, although such features should not impact adversely on the  
 326 structure, and should not preclude appropriate development where it might bring a  
 327 redundant asset or Building at Risk into use.

328 For conversions or re-use of buildings that are not historic buildings (designated or non-  
 329 designated), please refer to DM48.

330 **Reasonable alternative options**

- 331 c) The original policy, with no amendments.
- 332 d) No policy

333 **Sustainability appraisal summary**

334 The three options (of the amended policy, no policy and the original policy) have been  
 335 assessed in the SA. The following is a summary.

A: Keep original policy	5 positives. 0 negatives. 0 ? Overall, positive.
B: Preferred Option - amend policy.	5 positives. 0 negatives. 0 ? Overall, positive.
C: No policy	0 positives. 0 negatives. 5 ? Overall, positive.

336 **How has the existing policy been used since adoption in May 2019?**

337 According to recent Annual Monitoring Reports, the policy has not been used and schemes  
 338 are in general conformity with the policies.

339 **Why have the alternative options been discounted?**

340 The amendments to the original policy seek to make the policy clearer mainly, but also seek  
 341 to make the policy stronger. Also the changes may enable the ongoing protection of assets  
 342 and so the preferred policy is favoured.

343 **UN Sustainable Development Goals check**

344 This policy meets these [UN SD Goals](#):



## **Sustainability Appraisal**

SA objectives:

- ENV1: To reduce the adverse effects of traffic (on roads and water).
- ENV2: To safeguard a sustainable supply of water, to protect and improve water quality and to use water efficiently.
- ENV3: To protect and enhance biodiversity and geodiversity.
- ENV4: To conserve and enhance the quality and local distinctiveness of landscapes and towns/villages.
- ENV5: To adapt, become resilient and mitigate against the impacts of climate change
- ENV6: To avoid, reduce and manage flood risk and to become more resilient to flood risk and coastal change.
- ENV7: To manage resources sustainably through the effective use of land, energy and materials.
- ENV8: To minimise the production and impacts of waste through reducing what is wasted, and re-using and recycling what is left.
- ENV9: To conserve and enhance the cultural heritage, historic environment, heritage assets and their settings
- ENV10: To achieve the highest quality of design that is innovative, imaginable, and sustainable and reflects local distinctiveness.
- ENV11: To improve air quality and minimise noise, vibration and light pollution.
- ENV12: To increase the proportion of energy generated through renewable/low carbon processes without unacceptable adverse impacts to/on the Broads landscape
- SOC1: To improve the health and wellbeing of the population and promote a healthy lifestyle.
- SOC2: To reduce poverty, inequality and social exclusion.
- SOC3: To improve education and skills including those related to local traditional industries.
- SOC4: To enable suitable stock of housing meeting local needs including affordability.
- SOC5: To maximise opportunities for new/ additional employment
- SOC6: To improve the quality, range and accessibility of community services and facilities and to ensure new development is sustainability located with good access by means other than a private car to a range of community services and facilities.
- SOC7: To build community identity, improve social welfare and reduce crime and anti-social activity.
- ECO1: To support a flourishing and sustainable economy and improve economic performance in rural areas.
- ECO2: To ensure the economy actively contributes to social and environmental well-being.
- ECO3: To offer opportunities for Tourism and recreation in a way that helps the economy, society and the environment.

### Assessment of policy PODM11: Heritage Assets

		A: Keep original policy	B: Preferred Option - amend policy		C: No policy
ENV1					
ENV2					
ENV3	+	Often, heritage assets can be home to biodiversity and so by protecting them, biodiversity would benefit.	+	Often, heritage assets can be home to biodiversity and so by protecting them, biodiversity would benefit.	?
ENV4	+	Heritage assets add to the character of an area.	+	Heritage assets add to the character of an area.	?
ENV5					
ENV6					
ENV7					
ENV8					
ENV9	+	Fundamentally, the policy relates to heritage assets.	+	Fundamentally, the policy relates to heritage assets.	?
ENV10	+	Policy seeks high quality meeting and design.	+	Policy seeks high quality meeting and design.	?
ENV11					
ENV12					
SOC1					
SOC2					
SOC3					
SOC4					
SOC5					
SOC6					
SOC7					
ECO1					
ECO2					
ECO3	+	Heritage assets are sometimes the reason why people come to an area.	+	Heritage assets are sometimes the reason why people come to an area.	?

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.



### Assessment of Policy PODM12: Re-use of Historic Buildings

	A: Keep original policy	B: Preferred Option - amend policy	C: No policy
ENV1			
ENV2			
ENV3	+ Often, heritage assets can be home to biodiversity and so by protecting them, biodiversity would benefit. Policy also talks of biodiversity.	+ Often, heritage assets can be home to biodiversity and so by protecting them, biodiversity would benefit. Policy also talks of biodiversity.	?
ENV4	+ Heritage assets add to the character of an area.	+ Heritage assets add to the character of an area.	?
ENV5			
ENV6			
ENV7			
ENV8			
ENV9	+ Fundamentally, the policy relates to heritage assets.	+ Fundamentally, the policy relates to heritage assets.	?
ENV10	+ Policy seeks high quality meeting and design.	+ Policy seeks high quality meeting and design.	?
ENV11			
ENV12			
SOC1			
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			
ECO3	+ Heritage assets are sometimes the reason why people come to an area.	+ Heritage assets are sometimes the reason why people come to an area.	?

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.



**Local Plan for the Broads - Review  
Preferred Options bitesize pieces  
June 2023**

**DM17 Land Raising and DM18 Excavated Material**

This is a proposed draft section/policy for the Preferred Options Local Plan. Member's comments and thoughts are requested. This policy is already in the local plan, but some amendments are proposed.

Amendments to improve the policy are shown as follows: ~~text to be removed~~ and added text.

There is an assessment against the UN Sustainable Development Goals at the end of the policy.

The proposed Sustainability Appraisal of the policy is included at the end of the document. This would not be included in the Preferred Options Local Plan itself; this table would be part of the Preferred Options Sustainability Appraisal, but is included here to show how the policy and options are rated.

The currently adopted policy remains in place – these are proposed amendments and this section will form part of the Preferred Options version of the Local Plan.

**Policy PODM17: Land raising**

1. Schemes that propose to raise land are required to justify this approach and explain what other options to address the issue that land raising seeks to resolve have been discounted, and why.
2. Proposals that involve land raising will not be permitted if they have adverse effects which cannot be satisfactorily mitigated on:
  - a) Flood risk on site and elsewhere;
  - b) Visual appearance and landscape character;
  - c) Existing habitats and mature trees; or
  - d) Archaeology and ~~the setting and significance of any~~ heritage assets. This includes adverse effects on setting and significance and also the condition of the asset as a result of land raising.
3. The application needs to demonstrate how the difference in height between adjacent plots/land holdings will be satisfactorily designed and this may require a topographical survey produced by a suitable qualified person.

Reasoned Justification

17 Land or buildings are often raised above the existing ground level, usually to reduce the risk  
 18 of the site flooding, although such results are not guaranteed. Dredgings or material  
 19 imported or won on site (for example resulting from a new mooring basin) may be disposed  
 20 of on-site and the land raised. Such land management to maintain land levels is a historic  
 21 practice in the Broads. However, the impact of land-raising can have adverse impacts:

- 22 i) It can serve to divert flood water onto neighbouring land, particularly in areas primarily  
 23 affected by fluvial flooding, so the flood risk policy must also be adhered to. Land raising  
 24 is not permitted within Flood Zone 3b Functional Floodplain unless it is to reinstate  
 25 previously sunken land, as this would prevent the floodplain from functioning.
- 26 ii) Land in the Broads is often wet and of poor load bearing capacity. Surcharging of land  
 27 with soil or other material may lead to the site sinking over a period of time.
- 28 iii) On sites in close proximity to each other, it affects the relationship of the site to  
 29 surrounding plots and to access roads. On waterside sites, the relationship to the river  
 30 or broad is changed, often leading to the need for higher piling and quay heading,  
 31 potentially affecting the visual amenity of views from the water.
- 32 iv) It can be damaging to ecology, geomorphology, trees and other vegetation on the site.
- 33 v) It can change the character of the landscape – land-raising can increase the height and  
 34 prominence of new buildings.
- 35 vi) It can affect the ability to provide alternative flood storage capacity in the drainage  
 36 compartment.
- 37 vii) Material placed on top of other material can create problems for archaeology and  
 38 heritage assets and the understanding of past human interaction with the environment.

39 Subject to the factors that must not be adversely affected, some land raising may be  
 40 necessary for habitat creation/restoration purposes.

41 Where land-raising could be part of a scheme, applicants are required to explain what issues  
 42 it seeks to resolve, and which other options have been considered and why they have been  
 43 discounted, as well as justifying the raising of land. A topographical survey may be required.

44 The disposal of excavated material policy is also of relevance.

45 **Reasonable alternative options**

- 46 a) No policy
- 47 b) Amended, preferred policy
- 48 c) The original policy, with no amendments.

49 **Sustainability appraisal summary**

50 The three options (of no policy, the amended policy and the original policy) have been  
 51 assessed in the SA. The following is a summary.

A: No policy	0 positives. 0 negatives. 4 ? Overall, positive.
B: Preferred Option	4 positives. 0 negatives. 0 ? Overall, positive.
C: Original policy	4 positives. 0 negatives. 0 ? Overall, positive.

52 **How has the existing policy been used since adoption in May 2019?**

53 According to recent Annual Monitoring Reports, the policy has been used and applications  
54 have been determined in accordance with the policy.

55 **Why have the alternative options been discounted?**

56 The changes to the policy are preferred as they clarify impacts from such processes on  
57 heritage assets and archaeology and also refer to further evidence that will help in the  
58 determining of applications.

59 **UN Sustainable Development Goals check**

60 This policy meets these [UN SD Goals](#):

**15** LIFE  
ON LAND



61 **Policy PODM18: Excavated material**

62 All proposals are required to ensure excavated material arising as a result of a scheme is  
63 disposed of according to the following hierarchy. Justification for the approach adopted is  
64 required.

- 65 i) Firstly, schemes are required to reduce to a minimum the volume of material that needs  
66 to be disposed of, then;
- 67 ii) Left over material is required to be put to a productive use with the preference being  
68 used on site. Off-site productive use could be acceptable, then;
- 69 iii) Any remaining material is required to be disposed of in a considerate and acceptable  
70 manner, subject to the Environment Agency permitting requirements.

71 **Reasoned Justification**

72 Typically, as a result of most types of development, excavated material is left to be disposed  
73 of. This could result from buildings and their foundations; in the Broads there are also  
74 scrapes (for nature conservation and wild fowling), wildfowling lakes, fishing lakes (for  
75 recreation), dykes (for drainage), mooring cuts or mooring basins (to moor boats).

76 These developments can lead to materials that need to be accommodated somewhere on  
77 site or taken off site. The disposal of spoil/material is often an oversight by developers. On  
78 occasion, there are presumptions of how to dispose of this material that may not be  
79 acceptable for the area, or the material is left on site, which can result in the establishment  
80 of vegetation that is not the norm for the area.

81 The Authority will require information from the applicant relating to the volume of likely  
82 excavated material and the plan for disposal and other options that have been considered.  
83 If the material is to be kept on site, detailed plans are required.

84 This policy will make sure that disposal is considered early in the scheme design process and  
85 could be incorporated positively (beneficial re-use). It could result in improved disposal of  
86 material with landscape character and habitat benefits. Of importance to disposal of  
87 material is the section on peat, the section on archaeology, and the guides referred to  
88 earlier in this section. The land-raising policy in this Local Plan is also of relevance. When  
89 disposing of material, the Environment Agency<sup>1</sup> needs to be contacted as a licence may be  
90 required.

91 [The soils section will be of relevance and so too will \*\*PODM17\*\*.](#)

92 **Reasonable alternative options**

- 93 a) No policy

94 **Sustainability appraisal summary**

95 The two options (of no policy and the original policy) have been assessed in the SA. The  
96 following is a summary.

A: No policy	0 positives. 0 negatives. 2 ?
--------------	-------------------------------

<sup>1</sup> Go here for more information: [www.gov.uk/topic/environmental-management/waste](http://www.gov.uk/topic/environmental-management/waste)

	Overall, positive.
B: Preferred Option	2 positives. 0 negatives. 0 ? Overall, positive.

97 **How has the existing policy been used since adoption in May 2019?**

98 According to recent Annual Monitoring Reports, the policy has been used and applications  
99 have been determined in accordance with the policy.

100 **Why have the alternative options been discounted?**

101 Given that schemes tend to result on excavated material, it is an issue worthy of its own  
102 policy and therefore it is preferred to have the policy.

103 **UN Sustainable Development Goals check**

104 This policy meets these [UN SD Goals](#):



105 **Sustainability Appraisal**

106 SA objectives:

- 107 • ENV1: To reduce the adverse effects of traffic (on roads and water).
- 108 • ENV2: To safeguard a sustainable supply of water, to protect and improve water quality
- 109 and to use water efficiently.
- 110 • ENV3: To protect and enhance biodiversity and geodiversity.
- 111 • ENV4: To conserve and enhance the quality and local distinctiveness of landscapes and
- 112 towns/villages.
- 113 • ENV5: To adapt, become resilient and mitigate against the impacts of climate change
- 114 • ENV6: To avoid, reduce and manage flood risk and to become more resilient to flood risk
- 115 and coastal change.
- 116 • ENV7: To manage resources sustainably through the effective use of land, energy and
- 117 materials.
- 118 • ENV8: To minimise the production and impacts of waste through reducing what is
- 119 wasted, and re-using and recycling what is left.
- 120 • ENV9: To conserve and enhance the cultural heritage, historic environment, heritage
- 121 assets and their settings
- 122 • ENV10: To achieve the highest quality of design that is innovative, imaginable, and
- 123 sustainable and reflects local distinctiveness.
- 124 • ENV11: To improve air quality and minimise noise, vibration and light pollution.
- 125 • ENV12: To increase the proportion of energy generated through renewable/low carbon
- 126 processes without unacceptable adverse impacts to/on the Broads landscape
- 127 • SOC1: To improve the health and wellbeing of the population and promote a healthy
- 128 lifestyle.
- 129 • SOC2: To reduce poverty, inequality and social exclusion.
- 130 • SOC3: To improve education and skills including those related to local traditional
- 131 industries.
- 132 • SOC4: To enable suitable stock of housing meeting local needs including affordability.
- 133 • SOC5: To maximise opportunities for new/ additional employment
- 134 • SOC6: To improve the quality, range and accessibility of community services and
- 135 facilities and to ensure new development is sustainability located with good access by
- 136 means other than a private car to a range of community services and facilities.
- 137 • SOC7: To build community identity, improve social welfare and reduce crime and anti-
- 138 social activity.
- 139 • ECO1: To support a flourishing and sustainable economy and improve economic
- 140 performance in rural areas.
- 141 • ECO2: To ensure the economy actively contributes to social and environmental well-
- 142 being.
- 143 • ECO3: To offer opportunities for Tourism and recreation in a way that helps the
- 144 economy, society and the environment.

145 Assessment of policy  
 146 Policy **PODM17: Land raising**

		A: No policy	B: Preferred Option - amend policy		C: Original policy
ENV1					
ENV2					
ENV3	?		+ Policy seeks protection of habitats.	+	Policy seeks protection of habitats.
ENV4	?		+ Policy seeks protection and consideration of landscape impact.	+	Policy seeks protection and consideration of landscape impact.
ENV5					
ENV6	?		+ Policy refers to flood risk as a consideration.	+	Policy refers to flood risk as a consideration.
ENV7					
ENV8					
ENV9	?	Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.	+ Policy refers to impact on archaeology and heritage assets. Wording is stronger than original policy.	+	Policy refers to impact on archaeology and heritage assets.
ENV10					
ENV11					
ENV12					
SOC1					
SOC2					
SOC3					
SOC4					
SOC5					
SOC6					
SOC7					
ECO1					
ECO2					
ECO3					



147 Policy PODM18: Excavated material

		A: No policy	B: Original policy
ENV1			
ENV2			
ENV3			
ENV4			
ENV5			
ENV6			
ENV7	?	Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.	+ The policy seeks early consideration about what to do with excavated material.
ENV8	?		+ The policy seeks early consideration about what to do with excavated material.
ENV9			
ENV10			
ENV11			
ENV12			
SOC1			
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			
ECO3			



**Local Plan for the Broads - Review  
Preferred Options bitesize pieces  
June 2023**

**DM49 Advertisements and signs**

This is a proposed draft section/policy for the Preferred Options Local Plan. Member's comments and thoughts are requested. This policy is already in the local plan, but some amendments are proposed.

Amendments to improve the policy are shown as follows: ~~text to be removed~~ and added text.

There is an assessment against the UN Sustainable Development Goals at the end of the policy.

The proposed Sustainability Appraisal of the policy is included at the end of the document. This would not be included in the Preferred Options Local Plan itself; this table would be part of the Preferred Options Sustainability Appraisal, but is included here to show how the policy and options are rated.

**Policy PODM49: Advertisements and signs**

- 1 **1. All proposals for the display of advertisements must comply with relevant national regulations**  
2 **and guidance.**  
3
- 4 **2. Advertisements and signs should be appropriately and sensitively designed and located, having**  
5 **regard to the character of the building/structure/area on/near which they are to be displayed,**  
6 **and/or the general characteristics of the locality including their location relative to the dark sky**  
7 **zones (policy DM22) (see point 4).**
- 8 **3. Advertisements and signs will only be permitted where the size, design (see point 4),**  
9 **positioning, materials and degree of illumination (see point 5) of the sign or advertisement**  
10 **would not have an adverse visual impact on the built or landscape character of the Broads or a**  
11 **detrimental effect on public safety on land, water or on the operational safety of the highway,**  
12 **railway and water network.**
- 13 **4. Advertisements and signs need to be designed with colours and materials compatible with the**  
14 **building and area.**
- 15 **5. There is a general presumption against illuminating advertisements to reflect the dark skies of**  
16 **the Broads. If signs are proposed to be illuminated, in line with policy DMxx on light pollution**  
17 **and dark skies, this needs to be thoroughly justified and designed to not produce any type of**  
18 **light pollution/spillage.**
- 19 **6. Where an advertisement or sign would have an adverse impact on the special qualities of the**  
20 **Broads, it will be refused.**

21 7. The cumulative impact of signs and/or advertisements in a particular area will also be a key  
22 consideration. The proposal shall not result in a cluttered street scene, excessive signage, or a  
23 proliferation of signs advertising a single site or enterprise.

24 8. The proposal shall not cause a hazard to pedestrians or road users;

#### 25 Reasoned Justification

26 The Authority recognises that advertisements provide businesses with an important means of  
27 attracting customers and can play an important role in informing visitors to the Broads and  
28 supporting visitor trade. By their very nature, advertisements and signs are designed to attract  
29 attention and are frequently displayed in prominent positions. Their impact on the character and  
30 appearance of buildings, settlements and the landscape can, as a result, be significant. Illuminated  
31 advertisements and signs can have a particularly significant visual impact and detract from the  
32 tranquillity and dark skies of the Broads.

33 The Authority will therefore carefully consider proposals for advertisements and signs to make sure  
34 they are sympathetic to the special character of the Broads and do not have an unacceptable  
35 impact on public safety on land and water. The design of an advertisement or sign, together with its  
36 size, positioning and materials, can determine how well it fits into or stands out from the  
37 surrounding area. To reduce unnecessary visual intrusion, the number of advertisements/signs will  
38 be kept to a minimum and amalgamated with existing signage. An advertisement or sign should  
39 complement existing architecture and the local context. Cumulative impact in relation to other  
40 signage in the vicinity will also be an important consideration.

41 Particular regard should be had to any impact of proposals on conservation areas and the historic  
42 environment. Proposals that obscure features of architectural or historical interest, or are  
43 uncharacteristic of a building's design, will not be permitted.

44 Some types of advertisement are exempted from detailed control. Other specific categories do not  
45 require express consent from the Local Planning Authority, and instead qualify for 'deemed  
46 consent' provided they conform to stated conditions and limitations for each category. Further  
47 information on advertisement control can be found in the NPPG<sup>1</sup>.

#### 48 **Reasonable alternative options**

49 a) An alternative option would be to keep the original policy (other than amending text to make it  
50 clear that the policy throughout refers to signs and advertisements) and not mention specifics  
51 about the design or the issue of cumulative impact as well as strengthening the light pollution  
52 element within the policy.

53 Another option would be to not have a policy but given the potential impact of signs on the area,  
54 this is not deemed a reasonable alternative.

#### 55 **Sustainability appraisal summary**

56 The following is a summary of the assessment of the policy.

---

<sup>1</sup> NPPG: [Advertisements - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

A: Keep original policy	5 positives. 0 negatives. 0 ? Overall positive.
B: Preferred Option - amend policy	6 positives. 0 negatives. 0 ? Overall positive.

57 **How has the existing policy been used since adoption in May 2019?**

58 According to recent Annual Monitoring Reports, the policy has been used and schemes have been  
59 in conformity.

60 **Why has the alternative option been discounted?**

61 The stronger wording relating to light pollution is favoured when compared to the original to  
62 ensure the dark skies of the Broads are protected. Cumulative impact was mentioned in the  
63 supporting text of the original policy and so it seems logical to refer to it in the policy. And given the  
64 emphasis on design, it seems prudent to be more specific about design requirements.

65

66 **UN Sustainable Development Goals check**

67 This policy meets these [UN SD Goals](#):

68 None identified

## Sustainability Appraisal

SA objectives:

- ENV1: To reduce the adverse effects of traffic (on roads and water).
- ENV2: To safeguard a sustainable supply of water, to protect and improve water quality and to use water efficiently.
- ENV3: To protect and enhance biodiversity and geodiversity.
- ENV4: To conserve and enhance the quality and local distinctiveness of landscapes and towns/villages.
- ENV5: To adapt, become resilient and mitigate against the impacts of climate change
- ENV6: To avoid, reduce and manage flood risk and to become more resilient to flood risk and coastal change.
- ENV7: To manage resources sustainably through the effective use of land, energy and materials.
- ENV8: To minimise the production and impacts of waste through reducing what is wasted, and re-using and recycling what is left.
- ENV9: To conserve and enhance the cultural heritage, historic environment, heritage assets and their settings
- ENV10: To achieve the highest quality of design that is innovative, imaginable, and sustainable and reflects local distinctiveness.
- ENV11: To improve air quality and minimise noise, vibration and light pollution.
- ENV12: To increase the proportion of energy generated through renewable/low carbon processes without unacceptable adverse impacts to/on the Broads landscape
- SOC1: To improve the health and wellbeing of the population and promote a healthy lifestyle.
- SOC2: To reduce poverty, inequality and social exclusion.
- SOC3: To improve education and skills including those related to local traditional industries.
- SOC4: To enable suitable stock of housing meeting local needs including affordability.
- SOC5: To maximise opportunities for new/ additional employment
- SOC6: To improve the quality, range and accessibility of community services and facilities and to ensure new development is sustainability located with good access by means other than a private car to a range of community services and facilities.
- SOC7: To build community identity, improve social welfare and reduce crime and anti-social activity.
- ECO1: To support a flourishing and sustainable economy and improve economic performance in rural areas.
- ECO2: To ensure the economy actively contributes to social and environmental well-being.
- ECO3: To offer opportunities for Tourism and recreation in a way that helps the economy, society and the environment.

## Assessment of policy

	A: Keep original policy		B: Preferred options – amended policy	
ENV1			+	Policy refers to impact of signs and adverts on road users.
ENV2				
ENV3				
ENV4	+	Policy seeks advertisements and signs to be designed and located with the character in mind.	+	Policy seeks advertisements and signs to be designed and located with the character in mind.
ENV5				
ENV6				
ENV7	+	Policy seeks consideration be made about siting, in particular the potential to amalgamate.	+	Policy seeks consideration be made about siting, in particular the potential to amalgamate.
ENV8				
ENV9	+	Policy seeks advertisements and signs to be designed and located with the character in mind.	+	Policy seeks advertisements and signs to be designed and located with the character in mind.
ENV10	+	The policy requires appropriately designed signs and adverts.	+	The policy requires appropriately designed signs and adverts. This policy mentions some specific policy requirements.
ENV11				
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1	+	Fundamentally, the signs and adverts help to promote businesses.	+	Fundamentally, the signs and adverts help to promote businesses.
ECO2				
ECO3				



**Local Plan for the Broads - Review  
Preferred Options bitesize pieces  
June 2023**

**THORPE ST. ANDREW**

This is a proposed draft section/policy for the Preferred Options Local Plan. Member's comments and thoughts are requested. This policy is already in the local plan, but some amendments are proposed.

Amendments to improve the policy are shown as follows: ~~text to be removed~~ and added text.

There is an assessment against the UN Sustainable Development Goals at the end of the policy.

The proposed Sustainability Appraisal of the policy is included at the end of the document. This would not be included in the Preferred Options Local Plan itself; this table would be part of the Preferred Options Sustainability Appraisal, but is included here to show how the policy and options are rated.

The currently adopted policy remains in place – these are proposed amendments and this section will form part of the Preferred Options version of the Local Plan.

**Policy POTSA1: Cary's Meadow**

**Policy Map 12 and inset map**

- a) Land at Cary's Meadow will be conserved and enhanced for its contribution to the landscape, its wildlife and openness, and the appropriate recreation use by visitors and local residents.
- b) The provision of appropriately designed and located cycle parking is encouraged and supported.

**Constraints and features**

- Cary's Meadow is a Norfolk County Wildlife Site, part of which lies within the Thorpe St. Andrew with Thorpe Island Conservation Area.
- Flood risk - mainly zone 2 and some zone 1 by EA mapping; small part 2, 3a and by SFRA 2017).

**Reasoned Justification**

Cary's Meadow is a valuable site for wildlife and popular open space for the local community. The policy signals the Authority's continuing commitment to its protection and improvement. The river can also be accessed and viewed from the Meadow. In 2015, canoe

17 access points were put in place. [Given the Meadow’s location close to the Norwich urban](#)  
 18 [area, the policy encourages and supports appropriately designed and located cycle parking.](#)

19 **Reasonable alternative options**

- 20 1. An alternative option would be to keep the original policy and not mention cycle  
 21 parking.  
 22 2. An alternative option could be to not have a policy. This policy could be protected by  
 23 other policies in the Local Plan and the Neighbourhood Plan (when made).

24 **Sustainability appraisal summary**

25 The following is a summary of the assessment of the policy.

A: Keep original policy	3 positives. 1 negatives. 0 ? Overall positive.
B: Preferred Option - amend policy to improve reference to cycle parking	4 positives. 1 negatives. 0 ? Overall positive.
C: No policy	0 positives. 0 negatives. 4 ? Overall positive.

26 **How has the existing policy been used since adoption in May 2019?**

27 According to recent Annual Monitoring Reports, the policy has not been used.

28 **Why has the alternative option been discounted?**

29 Given that the area is not an allocated open space and given the importance of the area to  
 30 this part of the Broads, to not have a policy is not seen as reasonable. The wording relating  
 31 to cycle parking provision is preferred given the location of the site near to Norwich and lack  
 32 of cycle parking currently.

33 **UN Sustainable Development Goals check**

34 This policy meets these [UN SD Goals](#):

**3** GOOD HEALTH AND WELL-BEING



**15** LIFE ON LAND





- 35 **Policy POTSA2: Thorpe Island**
- 36 **Thorpe Island Inset Map 12**
- 37 1) Development on Thorpe Island will be managed to:
- 38 a) maintain and enhance:
- 39 i) the character and appearance of the Conservation Area;
- 40 ii) the visual amenity and the residential amenity of neighbouring occupiers;
- 41 iii) the contribution of the island to the wider landscape of the River Yare; and
- 42 iv) the navigational value of the Yare and the New Cut; and
- 43 b) avoid any significant increase in:
- 44 i) the intensity or extent of mooring use;
- 45 ii) the intensity or extent of on-shore development required to support any lawful mooring
- 46 uses;
- 47 iii) vehicular traffic using the bridge;
- 48 iv) dinghy access likely to lead to the mooring or storage of dinghies (or other small craft)
- 49 on the Thorpe shore, unless specific and satisfactory provision has been made for this;
- 50 v) car parking in the Thorpe area, unless specific and satisfactory provision has been made
- 51 for this;
- 52 vi) risk of groundwater or river water pollution; and
- 53 vii) flood risk, and reduce flood risk where practicable.
- 54 c) not add to light pollution by ensuring any lighting is justified and well-designed.
- 55 2) For planning purposes, the island is split into three parts, to which the following criteria
- 56 apply:
- 57 a) Eastern End of Thorpe Island
- 58 i) This part of the island is retained in boatyard usage. Well-designed upgrades or renewals
- 59 to the existing boatyard buildings (in conformity with the design guide or successor
- 60 document) to facilitate the continued boatyard use and, which reflect this part of the
- 61 island being in the Conservation Area and the urban/rural transition area, as well as
- 62 being a gateway into Norwich, will be supported. Any proposals must also improve the
- 63 landscaping of this part of the island. In relation to the private moorings along the river
- 64 frontage, proposals which seek to give more order and improve the appearance of these
- 65 moorings and the associated paraphernalia on the island itself will be supported.
- 66 b) Central part of Thorpe Island
- 67 i) This part of the island will be retained in its current use with no significant extensions to
- 68 the existing buildings and replacements on a like for like basis (in conformity with the
- 69 design guide or successor document).
- 70 c) Western end of Thorpe Island (including the basin)
- 71 i) This part of the island will be retained as open in nature with no built development.
- 72 Proposals which remove the poor-quality structures and paraphernalia will be
- 73 welcomed. Proposals shall make significant improvement to the visual appearance of
- 74 the area and provide biodiversity enhancements.

- 75 ii) Within the basin, the provision of private moorings for up to 25 vessels is acceptable,  
76 subject to the satisfactory provision of well-designed and screened on-site car parking,  
77 refuse storage and disposal, sewage disposal and upgrades to the bridge. Significant  
78 improvements will also be required to the landscaping. Moorings shall be laid out in an  
79 informal configuration to avoid regimentation in appearance<sup>1</sup>. Proposals for the basin  
80 must include the removal and suitable disposal of the sunken vessels to improve the  
81 visual appearance of the area and enable safe usage of the basin.
- 82 iii) No other development shall be permitted on the Western end of the Island.

### 83 Constraints and features

- 84 • Almost the whole of Thorpe Island is within the Thorpe St Andrew with Thorpe Island  
85 Conservation Area. (Only the railway line along the southern edge of the Island is  
86 excluded.)
- 87 • Almost the whole of the Island is in high flood risk zones (EA zone 3; SFRA 2017 most  
88 zone 2, 3a and modelled 3b).
- 89 • The Island is in an area of safeguarded minerals (sand and gravel) resources, but the  
90 Minerals Planning Authority has advised this is unlikely to constrain the type and scale of  
91 development supported by the policy.
- 92 • Bridges constrain types and size of vessels entering the river from the cut.
- 93 • For the Eastern and Central parts of the Island, there is no pedestrian or vehicular access  
94 from land; access is only by boat.
- 95 • Narrow vehicular access via a bridge to the Western end of Thorpe Island.
- 96 • Amenity of varying neighbouring uses.
- 97 • Limited utilities provision.
- 98 • Active railway line.
- 99 • Mooring basin.
- 100 • Sunken vessels within basin.
- 101 • Rural/urban transition area.
- 102 • Outside development boundary.
- 103 • River Green nearby (TSA5).

### 104 Reasoned Justification

105 The semi-natural appearance that much of the Island provides is an important backdrop to  
106 views from River Green and its environs, and more generally to the character and  
107 appearance of the Conservation Area. It also provides a semi-natural view from the riverside  
108 path in Whitlingham Country Park, screening the traffic and urban development of Thorpe  
109 St. Andrew and helping provide a more tranquil and semi-rural character to the Park.

110 Since the closure of the hire boatyards that previously operated from the Island, a whole  
111 series of uses and operations, many unauthorised, have given rise to complaints from  
112 neighbouring occupiers and the Town Council, with successive enforcement actions by the  
113 Authority, decisions by the Planning Inspectorate and subsequent legal judgements by  
114 courts. The residential occupancy of the former boatyard office and the operation of a  
115 boatyard at the Eastern end of the Island are legitimate (Area A).

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<sup>1</sup> This wording reflects the Inspector's decision: [More detail and background can be found here: www.broads-authority.gov.uk/news-and-publications/news/thorpe-island-full-facts](http://www.broads-authority.gov.uk/news-and-publications/news/thorpe-island-full-facts) [Thorpe Island appeal decision 20 Oct 2014 \(pdf | broads-authority.gov.uk\)](#)

116 The Island has very limited access. A narrow bridge to the west does connect the Island to  
117 the shore but is very narrow, with poor alignment and emerging into a small residential  
118 estate, and is not a suitable route for significant traffic or heavy vehicles. There is a serious  
119 shortage of parking in the vicinity to serve local residents, local business, and visitors to the  
120 popular riverside area of River Green.

121 Significant development of the Island would give rise to additional pressure on this already  
122 limited capacity. Access to the Island is primarily by boat, but this too is constrained. Boat  
123 access to the north side of the Island from the main river (New Cut) is constrained by shoal  
124 water and the low air draught (clearance height) of the railway bridges at both ends of the  
125 Island, while the railway along the south edge of the Island rules out direct access to it from  
126 the main river. Therefore, further substantial development of the Island is not compatible  
127 with the very limited access to it, the lack of available car parking in the environs, the  
128 Island's contribution to the character and appearance of the Conservation Area, and the  
129 wider landscape.

130 The Environment Agency highlights that the site lies within its designated Source Protection  
131 Zone 1, and the importance here of avoiding the risk of pollution to the groundwater  
132 resources. It also emphasises the need to address the risks of water pollution for waterside  
133 sites in industrial/boatyard use.

134 [The Broads Authority's Design Guide addresses waterside buildings](#) **xxxx**.

135 [Given the site's location, in a semi-rural area and next to water, lighting could have a big  
136 impact and so needs to be fully justified and well designed.](#)

137 The policy for the **eastern end of the Island** seeks the retention of the boat usage and  
138 allows for related improvements to the existing buildings. This reflects the flood risk to the  
139 site as well as there being no pedestrian or vehicular access. This is a prominent site at the  
140 gateway to Norwich. It is located in the Conservation Area, is within the transition from rural  
141 to urban, and is prominent from River Green. Along the river are many long-term moorings,  
142 with associated paraphernalia on the island itself. It is haphazard in layout and in a  
143 prominent location with views from River Green, and the Authority seeks improvements to  
144 the appearance of this area.

145 Turning to the **central part of the island**, the usage includes boatsheds for storing of craft,  
146 rowing facilities, and amenity plots. The policy seeks to retain this low impact use.

147 Finally, the **western end of the island** has been the subject of many complaints,  
148 enforcement action, planning appeals and legal action. **A summary may be found here:**  
149 <https://www.broads-authority.gov.uk/news-and-publications/news/thorpe-island-full-facts>.  
150 **The final appeal decision is here:** [Thorpe Island appeal decision 20 Oct 2014 \(pdf | broads-  
151 authority.gov.uk\)](#). The provision of appropriately surfaced and screened car parking spaces,  
152 an agreed method of waste storage and collection as well as provision for pump out all on  
153 the island will ensure that the impact of any mooring provision within the basin is minimal

154 on the nearby community. Subject to detailed design, this provision could be located to the  
 155 west of the marina, close to the existing bridge.

156 **Reasonable alternative options**

- 157 1) An alternative option would be to keep the original policy and not mention light  
 158 pollution or the design guide within the policy itself.  
 159 2) Another option would be to not have a policy.

160 **Sustainability appraisal summary**

161 The following is a summary of the assessment of the policy.

A: No policy	0 positives. 0 negatives. 8 ? Uncertain impact as policy elements could be covered by other policies.
B: Keep original policy.	7 positives. 0 negatives. 0 ? Overall positive.
C: Preferred Option - amend policy to improve reference to light pollution and the design guide.	8 positives. 0 negatives. 0 ? Overall positive.

162 **How has the existing policy been used since adoption in May 2019?**

163 According to recent Annual Monitoring Reports, the policy has not been used.

164 **Why has the alternative option been discounted?**

165 A policy is favoured given the long and complicated planning history of this area. The  
 166 stronger wording relating to light pollution is favoured when compared to the original to  
 167 ensure the dark skies of the Broads are protected in this edge of settlement location.  
 168 Mentioning the Design Guide is also important given the type of buildings in this area.

169 **UN Sustainable Development Goals check**

170 This policy meets these [UN SD Goals](#):

**3** GOOD HEALTH AND WELL-BEING



**15** LIFE ON LAND



171 **Policy POTSA3: Griffin Lane – boatyards and industrial area**

172 **Policy Map 12 and inset map**

- 173 1. Environmental and landscape improvements to this area will be sought, while protecting  
174 the existing dockyard and boatyard uses under Broads Local Plan policies on general  
175 employment and boatyards (DM26 and 28).
- 176 2. Development in the area will not be permitted except where this furthers these  
177 objectives and is compatible with the restricted road access to the area and other  
178 highway constraints.
- 179 3. Any change in line with the requirements of this policy will take account of the Listed  
180 Grade II building and its setting. Furthermore, in the light of the potential for  
181 archaeological remains in the area, an archaeological survey may be required in advance  
182 of any grant of planning permission.
- 183 4. Particular consideration will be given to the need and design of lighting and any  
184 subsequent light pollution, given the location of the area on the edge of the settlement,  
185 near to water.
- 186 5. Any proposals will need to be in conformity with the Design Guide (or successor  
187 document);

188 Constraints and features

- 189 • Listed Grade II building within area.  
190 • Area likely to be of archaeological interest.  
191 • Just across river from Whitlingham Marsh Local Nature Reserve.  
192 • Flood risk (mainly zone 3 by EA mapping; zones 2, 3a & modelled 3b, by SFRA 2017  
193 mapping).  
194 • This area contains safeguarded minerals (sand and gravel) resources, but the Minerals  
195 Planning Authority has advised this is unlikely to constrain the type and scale of  
196 development supported by the policy.

197 Reasoned Justification

198 The policy seeks to support the value of the boatyards and dockyard, while ensuring that full  
199 regard is given to the desirability of achieving environmental improvements, and to the  
200 constrained road access to the area. Environmental improvements could relate to water  
201 quality, biodiversity, soil, and noise and air pollution.

202 The Broads Authority’s Design Guide addresses waterside buildings xxxx.

203 Given the site’s location, in a semi-rural area and next to water, lighting could have a big  
204 impact and so needs to be fully justified and well designed.

205 **Reasonable alternative options**

- 206 1) An alternative option would be to keep the original policy and not mention light  
207 pollution or the design guide within the policy itself.  
208 2) Another option would be to not have a policy.

209 **Sustainability appraisal summary**

210 The following is a summary of the assessment of the policy.

A: No policy	0 positives. 0 negatives. 6 ? Uncertain impact as policy elements could be covered by other policies.
B: Keep original policy.	5 positives. 0 negatives. 0 ? Overall positive.
C: Preferred Option - amend policy to improve reference to light pollution and the design guide.	6 positives. 0 negatives. 0 ? Overall positive.

211 **How has the existing policy been used since adoption in May 2019?**

212 According to recent Annual Monitoring Reports, the policy has not been used.

213 **Why has the alternative option been discounted?**

214 The stronger wording relating to light pollution is favoured when compared to the original  
 215 to ensure the dark skies of the Broads are protected in this edge of settlement location.  
 216 Mentioning the Design Guide is also important given the type of buildings in this area.

217 **UN Sustainable Development Goals check**

218 This policy meets these [UN SD Goals](#):

**15** LIFE ON LAND



**9** INDUSTRY, INNOVATION AND INFRASTRUCTURE



219 **Policy TSA4: Bungalow Lane – mooring plots and boatyards**

220 **Policy Map 12 and inset map**

- 221 1. Further development will be limited by the area’s vulnerability to flooding, the retention  
222 of its semi-rural character, and the poor road access.
- 223 2. The existing tree cover will be retained. Additional tree and other planting will be  
224 encouraged, subject to avoiding the creation of additional wind shadowing of the river  
225 affecting its sailing value.
- 226 3. Permission will not be granted for:  
227 i) permanent dwellings;  
228 ii) the use as permanent dwellings of buildings restricted to holiday or day use;  
229 iii) the use for holiday or permanent occupation of buildings constructed as day huts,  
230 boatsheds or temporary buildings; or  
231 iv) the stationing of caravans.
- 232 4. Extensions to existing buildings, and replacement buildings, will be permitted, provided  
233 that:  
234 a) the building and use proposed complies with policies for development in areas of flood  
235 risk;  
236 b) the design, scale, materials and landscaping of the development contributes positively  
237 to the  
238 semi-rural and holiday character of the area, and pays appropriate regard to the amenity  
239 of  
240 nearby occupiers and is in conformity with the Design Guide (or successor document);  
241 c) particular consideration is taken to the need and design of lighting and any subsequent  
242 light pollution, given the location of the area on the edge of the settlement, near to  
243 water;  
244 d) Care is be taken to avoid over-development of plots, and in particular:  
245 i) a significant proportion of the plot area (excluding mooring areas) should remain  
246 unbuilt;  
247 ii) buildings should not occupy the whole width of plots;  
248 iii) buildings should be kept well back from the river frontage; and  
249 iv) buildings should be of single storey of modest height, with floor not raised excessively  
250 above ground level.
- 251 5. Development of new or replacement buildings within existing boatyards to meet  
252 essential operational needs will be permitted, provided that no significant increase in  
253 traffic on Bungalow Lane would result.

254 Constraints and features

- 255 • Just across river from Whitlingham Marsh Local Nature Reserve.  
256 • Flood risk (zones 2 & 3 by EA 2012 mapping; zone modelled 3b by SFRA 2017 mapping).  
257 • The site is in an area of safeguarded minerals (sand and gravel) resources, but the  
258 Minerals Planning Authority has advised this is unlikely to constrain the type and scale of  
259 development supported by the policy.

260 Reasoned Justification

261 This is a small riverside area of mooring plots, chalets, and boatyards. Road access is poor,  
262 being a narrow track with an unmanned level crossing of the railway and a restricted  
263 junction onto the main road.

264 The aim is to avoid any increase in road traffic, any consolidation, or extension of built  
265 development along the river frontage, and any increase in flood risk.

266 The Environment Agency supports the intention to keep buildings back from the river  
267 frontage. While 'well back' is difficult to define and depends on particular local  
268 circumstances, in general setting the building back by a third of a plot could be appropriate.  
269 Being hard up or too close to the water's edge could enclose the river and be overbearing.  
270 Setting of buildings with an undeveloped area in front will also allow architectural interest  
271 of buildings to be appreciated.

272 [The Broads Authority's Design Guide addresses waterside buildings](#) **xxxx**.

273 [Given the site's location, in a semi-rural area and next to water, lighting could have a big](#)  
274 [impact and so needs to be fully justified and well designed.](#)

275 **Reasonable alternative options**

- 276 1) An alternative option would be to keep the original policy and not mention light  
277 pollution or the design guide within the policy itself.  
278 2) Another option would be to not have a policy.

279 **Sustainability appraisal summary**

280 The following is a summary of the assessment of the policy.

A: No policy	0 positives. 0 negatives. 7 ? Uncertain impact as policy elements could be covered by other policies.
B: Keep original policy.	6 positives. 0 negatives. 0 ? Overall positive.
C: Preferred Option - amend policy to improve reference to light pollution and the design guide.	7 positives. 0 negatives. 0 ? Overall positive.

281 **How has the existing policy been used since adoption in May 2019?**

282 According to recent Annual Monitoring Reports, the policy has not been used.

283 **Why has the alternative option been discounted?**

284 The stronger wording relating to light pollution is favoured when compared to the original  
285 to ensure the dark skies of the Broads are protected in this edge of settlement location.  
286 Mentioning the Design Guide is also important given the type of buildings in this area.

287 **UN Sustainable Development Goals check**



288 This policy meets these [UN SD Goals](#):

**15** LIFE ON LAND



**9** INDUSTRY, INNOVATION AND INFRASTRUCTURE



289 **Policy [POTSA5: River Green Open Space](#)**  
 290 **Policy Map 12 and inset map**  
 291 The area of River Green, as defined on the Adopted Policies Map, is allocated as open space  
 292 and will be kept open for its contribution to amenity, townscape, and recreation.

- 293 **Constraints and features**
- 294 • Area is within Thorpe St. Andrew Conservation Area.
  - 295 • Flood risk (zone 2 by EA 2012 mapping; zones 2, 3a & modelled 3b by SFRA 2017  
 296 mapping).
  - 297 • River Green includes safeguarded minerals (sand and gravel) resources, but the Minerals  
 298 Planning Authority has advised this is compatible with the open space designation,  
 299 subject to no permanent buildings being erected.

300 **Reasoned Justification**  
 301 River Green is an important amenity, part of the local street-scene, and part of the Thorpe  
 302 St. Andrew Conservation Area. It also provides public access to the riverside and views of  
 303 the river and Thorpe Island, within easy reach of a large population. Continued protection of  
 304 this area is thus warranted.

305 **Reasonable alternative options**  
 306 An alternative option could be to not have a policy. This policy could be protected by other  
 307 policies in the Local Plan and the Neighbourhood Plan (when made).

308 **Sustainability appraisal summary**  
 309 The following is a summary of the assessment of the policy.

A: Preferred Option	3 positives. 0 negatives. 0 ? Overall positive.
B: No policy	0 positives. 0 negatives. 3 ? Overall positive.

310 **How has the existing policy been used since adoption in May 2019?**  
 311 According to recent Annual Monitoring Reports, the policy has not been used.

312 **Why has the alternative option been discounted?**  
 313 Given that the area is not an allocated open space and given the importance of the area to  
 314 this part of the Broads, it seems prudent to have a policy that seeks protection.

315 **UN Sustainable Development Goals check**  
 316 This policy meets these [UN SD Goals](#):



317 **Sustainability Appraisal**

318 SA objectives:

- 319 • ENV1: To reduce the adverse effects of traffic (on roads and water).
- 320 • ENV2: To safeguard a sustainable supply of water, to protect and improve water quality and to  
321 use water efficiently.
- 322 • ENV3: To protect and enhance biodiversity and geodiversity.
- 323 • ENV4: To conserve and enhance the quality and local distinctiveness of landscapes and  
324 towns/villages.
- 325 • ENV5: To adapt, become resilient and mitigate against the impacts of climate change
- 326 • ENV6: To avoid, reduce and manage flood risk and to become more resilient to flood risk and  
327 coastal change.
- 328 • ENV7: To manage resources sustainably through the effective use of land, energy and materials.
- 329 • ENV8: To minimise the production and impacts of waste through reducing what is wasted, and  
330 re-using and recycling what is left.
- 331 • ENV9: To conserve and enhance the cultural heritage, historic environment, heritage assets and  
332 their settings
- 333 • ENV10: To achieve the highest quality of design that is innovative, imaginable, and sustainable  
334 and reflects local distinctiveness.
- 335 • ENV11: To improve air quality and minimise noise, vibration and light pollution.
- 336 • ENV12: To increase the proportion of energy generated through renewable/low carbon  
337 processes without unacceptable adverse impacts to/on the Broads landscape
- 338 • SOC1: To improve the health and wellbeing of the population and promote a healthy lifestyle.
- 339 • SOC2: To reduce poverty, inequality and social exclusion.
- 340 • SOC3: To improve education and skills including those related to local traditional industries.
- 341 • SOC4: To enable suitable stock of housing meeting local needs including affordability.
- 342 • SOC5: To maximise opportunities for new/ additional employment
- 343 • SOC6: To improve the quality, range and accessibility of community services and facilities and to  
344 ensure new development is sustainability located with good access by means other than a  
345 private car to a range of community services and facilities.
- 346 • SOC7: To build community identity, improve social welfare and reduce crime and anti-social  
347 activity.
- 348 • ECO1: To support a flourishing and sustainable economy and improve economic performance in  
349 rural areas.
- 350 • ECO2: To ensure the economy actively contributes to social and environmental well-being.
- 351 • ECO3: To offer opportunities for Tourism and recreation in a way that helps the economy,  
352 society and the environment.

353 Assessment of policies

354 Policy POTSA1: Cary's Meadow

		A: Keep original policy	B: Amend policy to improve reference to cycle parking	C: No policy	
ENV1			+	Policy refers to cycle parking.	?
ENV2					
ENV3	+	Policy aims to protect and enhance this site which is a rather unique open space in the Norwich area.	+	Policy aims to protect and enhance this site which is a rather unique open space in the Norwich area.	?
ENV4	+	Policy aims to protect and enhance this site which is a rather unique open space in the Norwich area.	+	Policy aims to protect and enhance this site which is a rather unique open space in the Norwich area.	?
ENV5					
ENV6					
ENV7					
ENV8					
ENV9					
ENV10					
ENV11					
ENV12					
SOC1	+	The Meadow is used by the public with benefits to health and wellbeing.	+	The Meadow is used by the public with benefits to health and wellbeing.	?
SOC2					
SOC3					
SOC4					
SOC5					
SOC6					
SOC7					
ECO1					
ECO2					
ECO3					

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.

		A: No specific policy.	B: Keep original policy	C: Preferred Option - amend policy to improve reference to light pollution and the design guide
ENV1	?	Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.	+ Policy reflects the restriction of the bridge.	+ Policy reflects the restriction of the bridge.
ENV2			+ Policy refers to water quality.	+ Policy refers to water quality.
ENV3				
ENV4	?		+ Policy requirements generally seek to protect and enhance landscape character.	+ Policy requirements generally seek to protect and enhance landscape character.
ENV5			+ Policy refers to flood risk.	+ Policy refers to flood risk.
ENV6				
ENV7				
ENV8				
ENV9	?		+ Policy refers to the heritage assets in the area.	+ Policy refers to the heritage assets in the area.
ENV10	?		+ Policy refers to design.	+ Policy refers to design and the Design Guide.
ENV11	?			+ Policy refers to light pollution.
ENV12				
SOC1				
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1	?			
ECO2	?			
ECO3	?		+ The policy generally supports boat yard uses in the area.	+ The policy generally supports boat yard uses in the area.

357 Policy POTSA3: Griffin Lane – boatyards and industrial area

		A: No specific policy.	B: Keep original policy	C: Preferred Option - amend policy to improve reference to light pollution and the design guide			
ENV1	?	Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.	+	Policy reflects the lane’s constraints and the junction with the main road.	+	Policy reflects the lane’s constraints and the junction with the main road.	
ENV2							
ENV3							
ENV4	?			+	Policy requires landscape improvements to the area.	+	Policy requires landscape improvements to the area.
ENV5							
ENV6							
ENV7							
ENV8							
ENV9	?			+	Policy refers to the heritage assets in the area.	+	Policy refers to the heritage assets in the area.
ENV10	?			+	Policy refers to design.	+	Policy refers to design and the Design Guide.
ENV11	?					+	Policy refers to light pollution.
ENV12							
SOC1							
SOC2							
SOC3							
SOC4							
SOC5							
SOC6							
SOC7							
ECO1	?			+	The policy generally supports boat yard uses in the area.	+	The policy generally supports boat yard uses in the area.
ECO2	?						
ECO3	?						

		A: No specific policy.	B: Keep original policy	C: Preferred Option - amend policy to improve reference to light pollution and the design guide			
ENV1	?	Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.	+	Policy reflects the lane's constraints and the junction with the main road.	+	Policy reflects the lane's constraints and the junction with the main road.	
ENV2							
ENV3							
ENV4	?			+	Policy reflects the semi-rural character of the area.	+	Policy reflects the semi-rural character of the area.
ENV5							
ENV6	?			+	Flood risk is referred to in the policy.	+	Flood risk is referred to in the policy.
ENV7	?			+	Policy seeks no new development, but allows replacements and extensions.	+	Policy seeks no new development, but allows replacements and extensions.
ENV8							
ENV9							
ENV10	?			+	Policy refers to design.	+	Policy refers to design and the Design Guide.
ENV11	?					+	Policy refers to light pollution.
ENV12							
SOC1							
SOC2							
SOC3							
SOC4							
SOC5							
SOC6							
SOC7							
ECO1	?						
ECO2	?		+	The policy generally supports boat yard uses in the area.	+	The policy generally supports boat yard uses in the area.	
ECO3	?						

359 Policy POTSA5: River Green Open Space

360 There are no reasonable alternatives identified at this stage.

		A: Keep original policy	B: No specific policy.	
ENV1			Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.	
ENV2				
ENV3				
ENV4	+	The open space is an area important to the local character.		?
ENV5				
ENV6				
ENV7				
ENV8	+	The open space is an area important to the local character (which is a Conservation Area).		?
ENV9				
ENV10				
ENV11				
ENV12				
SOC1	+	The area will benefit the health and wellbeing of the community and visitors.		?
SOC2				
SOC3				
SOC4				
SOC5				
SOC6				
SOC7				
ECO1				
ECO2				
ECO3				





**Local Plan for the Broads - Review  
Preferred Options bitesize pieces  
June 2023**

**Drainage Mills**

This is a proposed draft section/policy for the Preferred Options Local Plan. Member’s comments and thoughts are requested. This policy is already in the local plan, but some amendments are proposed.

Amendments to improve the policy are shown as follows: ~~text to be removed~~ and added text.

There is an assessment against the UN Sustainable Development Goals at the end of the policy.

The proposed Sustainability Appraisal of the policy is included at the end of the document. This would not be included in the Preferred Options Local Plan itself; this table would be part of the Preferred Options Sustainability Appraisal, but is included here to show how the policy and options are rated.

The currently adopted policy remains in place – these are proposed amendments and this section will form part of the Preferred Options version of the Local Plan.

- 1 **Policy POSSMILLS: Drainage Mills**  
2 **Main Map (NE, NW, & S), and various Inset Maps**
- 3 1. The area’s ~~heritage of traditional~~ drainage mills, and drainage mill remains, will be conserved.
- 4 2. Proposals that will maintain, repair and restore ~~and, in appropriate cases re-use standing~~  
5 drainage mills ~~will be judged against the following criteria: Historic significance, survival of~~  
6 ~~historically significant fabric (e.g. machinery, location, group value, fragility), and vulnerability of~~  
7 ~~structure~~ and associated buildings will be supported subject to the criteria outlined below.
- 8 3. In appropriate cases re-use, and in exceptional circumstances, securing the repair of listed mills  
9 through enabling development, will be supported subject to the criteria outlined below. Where  
10 enabling development is considered acceptable the timing of the repair of the mill and  
11 associated buildings will be secured through a planning obligation or Section 106 Agreement.
- 12 4. ~~Proposals that will maintain, repair, restore, drainage mills and associated buildings will be~~  
13 ~~supported subject to the criteria outlined below. The timing of the repair of the mill and~~  
14 ~~associated buildings will be secured through a planning obligation or Section 106 Agreement.~~
- 15 5. In all cases, proposals relating to standing mills will be judged against the following criteria:  
16 a) The historic significance of the individual mill and group value,

- 17 b) The survival of historically significant fabric (e.g. machinery),  
18 c) Suitable location and access,  
19 d) Fragility, and vulnerability of the structure. A structural survey will need to be submitted  
20 assessing the current stability and assess how the mill and associated buildings can be made  
21 stable and restored,  
22 e) Any proposal relating to mills will have to be of the highest standard of design and materials.  
23 f) Impact on the significance and setting of the heritage asset and wider landscape  
24 g) Impact on biodiversity. Works will, if necessary, be required to be timed to ensure no  
25 disturbance to breeding or wintering birds.  
26 h) Also, depending on the proposal, impacts from recreation and waste water may need to be  
27 mitigated.  
28 i) Impact on water. If proposals will result in a mill being operational, the impact on water flow in  
29 the area will need to be assessed and understood.  
30 j) The impact on dark skies and production of light pollution.

31 ~~Any works to mills will be assessed for impacts on heritage (significance and setting), water (such as~~  
32 ~~resource, quality, and flow), and biodiversity.~~

### 33 **Constraints and features**

- 34 • The mills are all either listed buildings or on the Local List.
- 35 • Many of the mills are:
  - 36 ○ in Conservation Areas.
  - 37 ○ in SAC, SPA, Ramsar, CWS, etc and also their zones of influence.
  - 38 ○ In nutrient neutrality areas.
- 39 • Most of the mills are
  - 40 ○ at high risk of flooding.
  - 41 ○ In dark areas of the Broads.

### 42 **Reasoned Justification**

43 Drainage mills are a defining feature of the historic landscape of the Broads and contribute  
44 significantly to its landscape character, viewed from both land and water. The mills tend to  
45 be the largest and most obvious structures in the flat, open landscape and are often located  
46 in groups of significant visual amenity to the Broads. The mills vary in size and design but all  
47 had the fundamental purpose of draining water from the land to enable the fields to be  
48 grazed and latterly to be used for other agricultural uses. They therefore contribute to our  
49 understanding of the Broads' cultural heritage.

50 Of the ~~74~~ approximately 80 standing mills in the Broads, about 50 are listed and the rest are  
51 locally listed. Many mills are intrinsically historically significant and contain machinery that  
52 represents innovation or is the last example of technology. ~~Many are remote and located in groups~~  
53 ~~of significant visual amenity to the Broads, and epitomise its cultural landscape. Approximately 30~~  
54 ~~structures are neglected and require active conservation of fabric. Change of use is often a solution~~  
55 ~~to the problem of neglect and can result in repair work being implemented and funded, giving a~~  
56 ~~structure a sustainable future. However, work that will outweigh the benefit of bringing a structure~~  
57 ~~into use by the amount of harm caused to its historic fabric cannot be justified~~

58 Redundancy, exposure to elements and vulnerability to vandalism mean a number of the

59 mills are recorded locally and nationally as being 'at risk'. Halvergate Marshes Conservation  
60 Area, which contains many of the drainage mills, is the only Conservation Area in the Broads  
61 that is 'at risk' and is included on Historic England's Heritage at Risk Register.

62 A significant number of the mills are neglected and require repair. Due to their remote  
63 locations with limited access, usually in areas at risk of flooding, proposals for restoration  
64 are not easy to develop and can be costly.

65 The policy encourages the repair and restoration of standing mills. In cases where there are  
66 archaeological remains only, the relevant local and national policies will apply.

67 However, some mills are now mainly of landscape value; these mills are in a particularly  
68 vulnerable or fragile condition and could potentially be lost to the Broads' landscape. The  
69 consolidation and repair of these mills is encouraged to ensure that they can continue to  
70 contribute to the landscape. ~~In some cases, it may be acceptable to seek alternative uses for those~~  
71 ~~mills which are more accessible, are of lesser historic and greater landscape importance, and~~  
72 ~~contain little or no significant machinery. In such cases, re-use may be appropriate, as long as the~~  
73 ~~positive landscape contribution of such mills is retained and enhanced through their creative~~  
74 ~~conservation.~~

75 In some cases, it may be acceptable to seek alternative uses for mills, in order to ensure that  
76 the structure is repaired and has a sustainable future. It is likely that these mills will be  
77 more accessible and may be of less historic significance with little or no internal machinery.  
78 In such cases, re-use may be appropriate, as long as the positive landscape contribution of  
79 such mills is retained, their setting and significance is preserved and enhanced through their  
80 creative conservation and alterations do not cause harm to the historic fabric (and other  
81 planning policy requirements, for example in relation to flood risk, are met).

82 Where an alternative use is not considered acceptable (for example, where a listed mill  
83 retains its original fabric, machinery and character and harm may be caused to its  
84 significance through a change of use), it may be appropriate to secure the repair of listed  
85 mills through enabling development. This will only be permitted where it will secure the  
86 long-term conservation of a designated heritage asset at risk; where this can only be  
87 achieved through enabling development and when the proposal complies with the Historic  
88 England guidance on Enabling Development. The timing and repair of the mill and any  
89 associated structures would be secured via a Section 106 Agreement or planning obligation.

90 ~~There is an action plan for each mill (Broads Mill Action Plans). Short to medium term~~  
91 ~~actions are to make the mills safe and prevent further loss or damage to the structures,~~  
92 ~~while longer-term actions seek betterment, such as restoring any missing elements like masts~~  
93 ~~stocks and sails. Mill owners may wish to refer to the Mill Action Plans when developing~~  
94 ~~proposals for repair, maintenance, restoration, or re-use.~~

95 ~~The mills are in varying conditions, according to the Drainage Mill Action Plan (Broads Authority).~~  
96 This policy gives a general framework to guide decisions. As set out above, what is  
97 appropriate for one mill will not be for another, and expert advice will be required to help  
98 assess applications for changes to mills.

99 ~~Due to their isolated location, usually in areas at risk of flooding, as well as the extent of works~~  
100 ~~required to restore some of the mills, proposals for restoration are not easy to develop and can be~~  
101 ~~costly. The mills tend to be the largest and most obvious structures in the flat, open landscape. The~~  
102 ~~Authority supports the restoration of the mills or, in some cases, works that enable their neglect to~~  
103 ~~be arrested, subject to the historic interest of the structure not being compromised.~~

104 The Environment Agency highlights the potential need for a range of consents, to avoid  
105 adverse impacts on fish, flooding and water flows.

106 The re-use of historic buildings policy (DM12) and conversion of buildings policy (DM48)  
107 may also be of relevance to proposals for mills. Further, to reflect that mills tend to be in isolated,  
108 rural areas, proposals will need to meet the requirements of policy DM22 in relation to light  
109 pollution.

110 The policy highlights that, depending on the proposals, the scheme may also need to mitigate  
111 recreation impacts and this is most easily done through paying the GI RAMS tariff. Depending on  
112 the type of scheme and the location of the mill, the impact of the scheme on nutrient enrichment  
113 may need considering.

114 ~~The Authority is progressing its bid for Heritage Lottery Funding. A key aim of the project as a whole~~  
115 ~~is to remove Halvergate Marshes Conservation Area from the Historic England 'At Risk' Register.~~  
116 ~~Specific projects will include works to a number of Broads' drainage mills, from weatherproofing~~  
117 ~~and fabricating new caps and sails to halting their further decline, and developing a model for~~  
118 ~~future management and maintenance of the drainage mills. The Heritage Construction Skills~~  
119 ~~Training project will embed heritage skills training into existing construction skills curricula at~~  
120 ~~colleges, and provide opportunities for students to specialise in heritage construction skills and~~  
121 ~~achieve industry recognised standards and qualifications.~~

## 122 Reasonable alternative options

- 123 a) An alternative option would be to keep the original policy.  
124 b) No policy

## 125 Sustainability appraisal summary

126 The three options (of the amended policy and the original policy and no policy) have been assessed  
127 in the SA. The following is a summary.

A: Keep original policy	4 positives. 0 negatives. 0 ?
B: Preferred Option – amended policy	7 positives. 0 negatives. 0 ?
No policy	0 positives. 0 negatives. 7 ?

## 128 How has the existing policy been used since adoption in May 2019?

129 According to recent Annual Monitoring Reports, the policy has been used and schemes were in  
130 conformity.

## 131 Why has the alternative option been discounted?

132 Given the importance of mills to the area, not to have a policy is not the preferred approach. The  
133 changes reflect lessons learned over the last few years and help make the policy clearer, stronger  
134 and improves the protection of the mills and is therefore favoured.

135 **UN Sustainable Development Goals check**

136 This policy meets these [UN SD Goals](#):

137 None identified

138 **Sustainability Appraisal**

139 SA objectives:

- 140 • ENV1: To reduce the adverse effects of traffic (on roads and water).
- 141 • ENV2: To safeguard a sustainable supply of water, to protect and improve water quality and to  
142 use water efficiently.
- 143 • ENV3: To protect and enhance biodiversity and geodiversity.
- 144 • ENV4: To conserve and enhance the quality and local distinctiveness of landscapes and  
145 towns/villages.
- 146 • ENV5: To adapt, become resilient and mitigate against the impacts of climate change
- 147 • ENV6: To avoid, reduce and manage flood risk and to become more resilient to flood risk and  
148 coastal change.
- 149 • ENV7: To manage resources sustainably through the effective use of land, energy and materials.
- 150 • ENV8: To minimise the production and impacts of waste through reducing what is wasted, and  
151 re-using and recycling what is left.
- 152 • ENV9: To conserve and enhance the cultural heritage, historic environment, heritage assets and  
153 their settings
- 154 • ENV10: To achieve the highest quality of design that is innovative, imaginable, and sustainable  
155 and reflects local distinctiveness.
- 156 • ENV11: To improve air quality and minimise noise, vibration and light pollution.
- 157 • ENV12: To increase the proportion of energy generated through renewable/low carbon  
158 processes without unacceptable adverse impacts to/on the Broads landscape
- 159 • SOC1: To improve the health and wellbeing of the population and promote a healthy lifestyle.
- 160 • SOC2: To reduce poverty, inequality and social exclusion.
- 161 • SOC3: To improve education and skills including those related to local traditional industries.
- 162 • SOC4: To enable suitable stock of housing meeting local needs including affordability.
- 163 • SOC5: To maximise opportunities for new/ additional employment
- 164 • SOC6: To improve the quality, range and accessibility of community services and facilities and to  
165 ensure new development is sustainability located with good access by means other than a  
166 private car to a range of community services and facilities.
- 167 • SOC7: To build community identity, improve social welfare and reduce crime and anti-social  
168 activity.
- 169 • ECO1: To support a flourishing and sustainable economy and improve economic performance in  
170 rural areas.
- 171 • ECO2: To ensure the economy actively contributes to social and environmental well-being.
- 172 • ECO3: To offer opportunities for Tourism and recreation in a way that helps the economy,  
173 society and the environment.

174 Assessment of policy

		<b>A: Keep original policy</b>	<b>B: Preferred Option – amended policy</b>	<b>No policy</b>	
<b>ENV1</b>			+	Policy refers to location and access.	?
<b>ENV2</b>	+	Policy refers to water quality and flow.	+	Policy refers to water quality and flow.	?
<b>ENV3</b>	+	Seeks protection of the natural environment.	+	Seeks protection of the natural environment.	?
<b>ENV4</b>	+	Mills are an important part of the landscape character.	+	Mills are an important part of the landscape character.	?
<b>ENV5</b>					
<b>ENV6</b>					
<b>ENV7</b>					
<b>ENV8</b>					
<b>ENV9</b>	+	Fundamentally, the mills are heritage assets.	+	Fundamentally, the mills are heritage assets.	?
<b>ENV10</b>			+	Refers specifically to the design of any schemes for the mills.	?
<b>ENV11</b>			+	Refers to light pollution.	?
<b>ENV12</b>					
<b>SOC1</b>					
<b>SOC2</b>					
<b>SOC3</b>					
<b>SOC4</b>					
<b>SOC5</b>					
<b>SOC6</b>					
<b>SOC7</b>					
<b>ECO1</b>					
<b>ECO2</b>					
<b>ECO3</b>					

Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.



**Local Plan for the Broads - Review**

**Preferred Options bitesize pieces**

**June 2023**

**Electric Vehicle Charging Points**

**Information for Planning Committee Members.**

The Issues and Options document discussed the need for a standard and threshold relating to electric vehicle charging points. The proposal to not have a standard, given that it is addressed through Building Regulations, tended to be supported. Comments are included below. As such, the policy does not address a threshold, but rather raises another issue that is not addressed by Building Regulations – location and fire risk.

**Comments received as part of the Issues and options consultation:**

Question 8: Do you have any thoughts on electric vehicle charging points and the Local Plan?

<b>Organisation</b>	<b>Comment</b>	<b>Response</b>	<b>For next version of Local Plan</b>
Bradwell Parish Council	If electric vehicle charging points can be provided without a major impact on the broads then they should be implemented.	Noted.	Consider this comment as produce the Preferred Options and any policy on parking.
Broads Society	The Society agrees with the approach to not set a standard for electric vehicle charging points in the new Local Plan for the Broads. However, it is important that electric vehicle points, where proposed, are viewed positively within planning applications where sustainable travel is being encouraged to enable businesses to react to changing market conditions and environmental impacts.	Noted. Support to the approach of not setting a standing in the Local Plan noted.	Consider this comment as produce the Preferred Options and any policy on parking.
Brooms Boats	Standards for electric vehicle charging should be outside of the Local Plan.	Support to the approach of not setting a standing in	No further action.



Organisation	Comment	Response	For next version of Local Plan
		the Local Plan noted.	
Brooms Boats	It is important that electric vehicle points, where proposed, are viewed positively within planning applications where sustainable travel is being encouraged to enable businesses to react to changing market conditions and environmental impacts.	Noted.	Consider this comment as produce the Preferred Options and any policy on parking.
Designing Out Crime Officer, Norfolk Police	Residential parking spaces should be perpendicular and to the front of dwellings they are meant to serve, in order to maximise the opportunities for natural surveillance. This feature will become more relevant with the increase of the electric charging of vehicles on driveways. This should be factored in when designing new housing developments in line with SBD guidelines.	Noted. This is more for design policy.	Ensure design policy refers to SBD standards and guidelines.
East Suffolk Council	As is correctly set out in the consultation document, under Building Regulations a new residential building with associated parking is required to provide an EV charging point. However we would still recommend requiring EV charging points on developments with on-plot parking as part of planning policy. Consideration could also be given for EV charging provision in community buildings, e.g. village halls and public car parks. A position on on-street/ lamppost EV chargers could also be included.	Noted.	Consider this comment as produce the Preferred Options and any policy on parking.
RSPB	Will this be incentivised? If electric vehicle charging points aren't developed in line with proposed removal of fossil fuel powered vehicles there is likely to be competition for this service.	Noted, but this seems more a national issue and not one	No further action.

Organisation	Comment	Response	For next version of Local Plan
		which the Local Plan can address.	
Sequence UK LTD/Brundall Riverside Estate Association	2.20 Agree with the approach set out within the consultation to not set a specific policy as this is covered within the building regulations.	Support to the approach of not setting a standing in the Local Plan noted.	No further action.
South Norfolk Council	Agreed, existing legislation is in place. Building Regulations will ensure energy efficiency in new buildings including EV charging points. In addition, NCC Highways have updated their standard guidance to now require EV charging points and future proof any expansion.	Support to the approach of not setting a standing in the Local Plan noted.	No further action.
Suffolk County Council	Suffolk County Council suggests reference is made to the Suffolk Guidance for Parking which provides further information on electric vehicle charging points.	Noted. Refer to Suffolk and Norfolk CC parking guidance.	Refer to Suffolk and Norfolk CC parking guidance.
Broadland Council	Agreed, existing legislation is in place. Building Regulations will ensure energy efficiency in new buildings including EV charging points. In addition, NCC Highways have updated their standard guidance to now require EV charging points and future proof any expansion.	Support to the approach of not setting a standing in the Local Plan noted.	No further action.

## Proposed policy

This is a proposed draft section/policy for the Preferred Options Local Plan. Member's comments and thoughts are requested.

There is an assessment against the UN Sustainable Development Goals at the end of the policy.

The proposed Sustainability Appraisal of the policy is included at the end of the document. This would not be included in the Preferred Options Local Plan itself; this table would be part of the Preferred Options Sustainability Appraisal, but is included here to show how the policy and options are rated.

This is a new policy and will only take effect once the Local Plan is adopted.

### **Policy PO DMxx: Electric Vehicle Charging Points and fire safety**

1. Proposals that include the installation of electric vehicle charging points are welcome but they need to consider the location of such charging points.
2. Electric vehicle charging points should be placed where the impact of any vehicle or battery igniting/vapour cloud explosion hazard is minimal and to some extent, deemed acceptable. Considerations may include the risk of the spread of fire, and if the fire would prevent escape.
3. In terms of electric scooter or bicycle charging, provision in a suitable location for charging of these batteries should be included in a scheme and should be placed where the impact of any vehicle or battery igniting/vapour cloud explosion hazard is minimal and to some extent, deemed acceptable. Considerations may include the risk of the spread of fire, and if the fire would prevent escape.

### **Reasoned justification**

The risks of an electric vehicle fire are that:

1. It occurs very rapidly without much warning;
2. The fires are very hot and intense and cannot be easily extinguished and can reignite; and
3. The nature of the thermal runaway process is that a lot of very dangerous smoke is produced.

Electric vehicle fires can occur when a battery is damaged, or if there is overcharging. Overcharging should be prevented by software and some technical blocks. However;

- a) Software can fail
- b) If a battery is used with a charger that doesn't match the battery chemistry, it can cause a failure.

At the time of writing, whilst there are regulations addressing the number of charging points for certain developments<sup>1</sup> (and hence no policy is included in the Local Plan relating to that issue), there are no regulations that raise or address the fire risk of electric vehicles. As such, the Authority includes a related policy to ensure applicants consider the location of charging points. If, during the production of this Local Plan, regulations are put in place that address the locations of charging points, the policy may not be required.

When considering the location of electric charging points, applicants should think about where is best should the battery/vehicle ignite. It is recommended that this is ideally away from property, and not inside a residential house.

The other safety issue highlighted in this policy is charging of e-bikes and e-scooters. A half kWh battery for example can produce 3000L of smoke very quickly, and is powerful enough to devastate a house. A particular concern is the charging of e-scooters and e-bikes in access areas. Provision for charging of such batteries, again in an area where it is deemed acceptable if they were to ignite, should be considered.

**Reasonable alternative options**

- a) No policy

**Sustainability appraisal summary**

The two options (of no policy and the preferred option) have been assessed in the SA. The following is a summary.

A: No policy	0 positives. 0 negatives. 1 ?
B: Preferred Option	1 positives. 0 negatives. 0 ? Overall, positive.

**Why have the alternative options been discounted?**

Given the move towards electric vehicles, given the Building Regulations standard in terms of how many and on what property type, but no regulations relating to fire impact and given the issue of batteries/vehicles igniting, a Local Plan response is deemed reasonable and preferred.

**UN Sustainable Development Goals check**

This policy meets these [UN SD Goals](#):

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<sup>1</sup> [Infrastructure for charging electric vehicles: Approved Document S - GOV.UK \(www.gov.uk\)](#) – Document S.

**3** GOOD HEALTH  
AND WELL-BEING



## Sustainability Appraisal

SA objectives:

- ENV1: To reduce the adverse effects of traffic (on roads and water).
- ENV2: To safeguard a sustainable supply of water, to protect and improve water quality and to use water efficiently.
- ENV3: To protect and enhance biodiversity and geodiversity.
- ENV4: To conserve and enhance the quality and local distinctiveness of landscapes and towns/villages.
- ENV5: To adapt, become resilient and mitigate against the impacts of climate change
- ENV6: To avoid, reduce and manage flood risk and to become more resilient to flood risk and coastal change.
- ENV7: To manage resources sustainably through the effective use of land, energy and materials.
- ENV8: To minimise the production and impacts of waste through reducing what is wasted, and re-using and recycling what is left.
- ENV9: To conserve and enhance the cultural heritage, historic environment, heritage assets and their settings
- ENV10: To achieve the highest quality of design that is innovative, imaginable, and sustainable and reflects local distinctiveness.
- ENV11: To improve air quality and minimise noise, vibration and light pollution.
- ENV12: To increase the proportion of energy generated through renewable/low carbon processes without unacceptable adverse impacts to/on the Broads landscape
- SOC1: To improve the health and wellbeing of the population and promote a healthy lifestyle.
- SOC2: To reduce poverty, inequality and social exclusion.
- SOC3: To improve education and skills including those related to local traditional industries.
- SOC4: To enable suitable stock of housing meeting local needs including affordability.
- SOC5: To maximise opportunities for new/ additional employment
- SOC6: To improve the quality, range and accessibility of community services and facilities and to ensure new development is sustainability located with good access by means other than a private car to a range of community services and facilities.
- SOC7: To build community identity, improve social welfare and reduce crime and anti-social activity.
- ECO1: To support a flourishing and sustainable economy and improve economic performance in rural areas.
- ECO2: To ensure the economy actively contributes to social and environmental well-being.
- ECO3: To offer opportunities for Tourism and recreation in a way that helps the economy, society and the environment.

Assessment of policy

		A: No policy	B: Preferred Option - amend policy
ENV1		<p>Not having a policy does not mean that these issues will not be considered or addressed. A policy does however provide more certainty.</p>	
ENV2			
ENV3			
ENV4			
ENV5			
ENV6			
ENV7			
ENV8			
ENV9			
ENV10			
ENV11			
ENV12			
SOC1	?		
SOC2			
SOC3			
SOC4			
SOC5			
SOC6			
SOC7			
ECO1			
ECO2			
ECO3			

# Planning Committee

23 June 2023

Agenda item number 10

## Consultation Responses

Report by Planning Policy Officer

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### Summary

This report informs the Committee of the officer's proposed response to planning policy consultations received recently and invites members' comments and guidance.

### Recommendation

To note the report and endorse the nature of the proposed response.

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## 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 comments, guidance and endorsement are invited.

Author: Natalie Beal

Date of report: 12 June 2023

Appendix 1 – Planning Policy consultations received



# Appendix 1 – Planning Policy consultations received

## Department for Energy Security & Net Zero - Developing Local Partnerships for Onshore Wind in England

**Document:** [Developing Local Partnerships for Onshore Wind in England \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)

**Due date:** 07 July 2023

**Proposed level:** Planning Committee Endorsed

### Notes

The Government is proposing to make improvements to the way that developers and communities engage when an onshore wind site is being proposed in a local area. Ensuring a transparent and effective process will mean that the planning system works in England to deliver new, locally supported onshore wind generation and provide value for money for bill payers. The Government is also considering whether improvements can be made to the system of community benefits so that when local communities support hosting an onshore wind farm in their area, they are enabled to directly benefit from the cheap, clean, and secure power that is produced. The consultation seeks views from stakeholders and interested parties on how communities and developers can come together in partnerships so that engagement, consultation, and participation happen according to best practice principles.

### Proposed response

#### Engaging the community:

1. Do you agree with the proposal to embed the principles of best practice engagement into planning guidance?
  - Yes – this way it is consistent around the country.
  - But can the guidance make it really clear what is expected at the planning policy stage and at the planning application stage? For example, what is required for a policy that identifies suitable land in terms of community engagement? Just the normal consultation process? Or more in order to have a policy? Or, can the policy simply say that community engagement is required as per the NPPF and NPPG? If one is identifying land in a Local Plan, what community engagement is required? That kind of information needs to be set out.
  - Linked to this, what is required at the subsequent application stage?
2. What other ways are there to improve community engagement when onshore wind developers consult with the local community?
  - Don't forget to engage with schools and school children and youth groups.
3. Are there other methods of engagement between developers and local communities that should be considered best practice?

- Some kind of visualisation, perhaps using VR headsets could help.

4. What are the main barriers to effective engagement between local communities and developers?

- No comment

5. How can effective community engagement help to gain community support for onshore wind?

- No comment

6. Are there ways community support for onshore wind can be defined?

- Voting of some kind, but need to consider the extra cost and extra burden on Election Services and including under 18s.

### **Community Benefits:**

7. Do you agree with the proposal to update the existing Community Benefits Protocol for community benefits from onshore wind to reflect innovative and emerging schemes, like energy bill discounts? If so, in what ways should the Protocol be updated?

- Yes, agree with this.

8. How is the current system for community benefits from onshore wind working? Can it be improved and, if so, how?

- No comment

9. What community benefits packages are currently being offered by onshore wind developers and are the packages being offered sufficient? Are there other ways the host community should benefit?

- No comment

10. Are there new or innovative types of community benefits that could be offered from onshore wind developers, such as local electricity bill discounts? Are there alternative approaches to facilitating the provision of innovative community benefits from onshore wind that should be considered?

- Could there be some kind of scheme that seeks to improve the energy performance of the buildings in the area? Could identify how properties could be improved to reduce the need for energy in the first place and then grants to help pay for that improvement. Tackling the existing stock is important and would result in energy use and bills savings rather than just having a bit more money to pay for the same amount of energy or more.

11. What challenges do communities and onshore wind developers face when designing and implementing community benefits? Developing Local Partnerships for Onshore Wind in England Analytical Annex

- No comment

12. Do you agree with the impacts that have been identified? Please provide data and evidence to support this. If not, explain why with supporting evidence.

- No comment

13. Do you think there are other impacts that have not been identified? If yes, what other impacts are there that have not been included? Please provide supporting evidence.

- No comment

## Carlton Colville Town Council – Neighbourhood Plan

**Document:** [Carlton Colville Neighbourhood Plan - East Suffolk Council, Strategic Planning Consultations \(inconsult.uk\)](#)

**Due date:** 21 June 2023

**Status:** Regulation 16

**Proposed level:** Planning Committee endorsed

### Notes

It is vital that any new developments do not further impact on the loss of community and identity of Carlton Colville, do not create another isolated ‘bubble’ and do not cause further traffic congestion. This is particularly important for the land south of The Street known locally as ‘the Bell Farm development’ and Oakes Farm allocations in the Waveney (East Suffolk) Local Plan.

The vision of the Neighbourhood Plan seeks in particular to improve the quality of life and sense of community in the whole of Carlton Colville; to have the right housing to meet needs; to sustain its economy by improving movement; to increase and enhance the opportunity for active lifestyles by providing walk and cycle routes linking all areas; to better utilise the amenities that presently exist; to protect and enhance the existing historic assets including the Grade II\* St Peter’s Church and Moated site scheduled monument; to safely link all developments with each other and with the surrounding natural environment; to have measures in place to positively contribute to climate change.

### Proposed response

#### Summary

There is an objection to the use of the word ‘aim’ in Policy CC5 and to the clause that seems to exclude extensions from considering various design elements in CC1 – see below for detail.

#### Detailed comments

Bottom of page 2 says ‘to have measures in place to positively contribute to climate change’. This could be worded better as you probably mean mitigate, adapt and become resilient to climate change rather than contribute to it.

Figure 2.1 – it is difficult to read the small text.

4.40 and policy CC1, A, vi – the aim should be to not have light pollution, rather than limiting it. By saying limiting, it implies that light pollution is ok to some extent. The very fact that it is light pollution implies it is wasted light. It will be better to refer to good lighting management and design as well as refer to light spill from internal lighting needing to be mitigated.

**Objection** Policy CC1, B, I – the last sentence says ‘This only applies to new development as opposed to extensions of existing properties’ – however design of extensions is very important and this exclusion clause seems contrary to Local Plan policies and the NPPF in

downplaying the importance of design in development of all kinds. We propose splitting this into three criteria and amending the text relating to extensions:

- i. Use of a variety of brick, flint and render finishes along with roof styles that visually link development with the best aspects of the existing 'old village' area.
- ii. The choice of materials is expected to minimise the carbon footprint of development.
- iii. ~~This only applies to new development as opposed to extensions of existing properties.~~  
Extensions need to be designed to reflect the 'host' building and the surroundings.

6.18 – says 'the site' – what site is that?

**Objection** - Policy CC5 – A – says 'all development proposals should aim to protect habitats and species...' the use of the word 'aim' weakens the policy stance in terms of the natural environment and is therefore contrary to SP6 and DM13 of the Local Plan for the Broads which say, inter alia, that 'development will protect the value and integrity of nature conservation interests'. The word 'should aim' needs to be removed from CC5 and replaced with a stronger stance.

Policy CC5 C – would be better if it were split up into two criteria as they are not necessarily related.

Policy CC6 B – it is not clear why householder applications are not to address this lighting guide. Such schemes could include lights that are poorly designed. The wording that says 'other than householder development' therefore needs to be removed.

Policy CC6 D – even though these may be for safety reasons, they still need to be designed well, for the lighting task. As such, this policy criterion could be improved to say that such schemes need to be designed to good lighting standards.

# Planning Committee

23 June 2023

Agenda item number 11

## Appeals to the Secretary of State update

Report by Senior Planning Officer Summary

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

### Recommendation

To note the report.

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
<b>APP/E9505/W/22/3291736</b> BA/2021/0244/FUL	Messrs T.A. Graham	Appeal received by the BA on 31 January 2022  Appeal start date 22 June 2022	The Shrublands, Grays Road, Burgh St Peter	Appeal against refusal of planning permission: Proposed retention of timber tepee structure and use as glamping accommodation as farm diversification scheme.	Delegated Decision 31 August 2021  LPA statement submitted 27 July 2022

<b>Application reference number</b>	<b>Applicant</b>	<b>Start date of appeal</b>	<b>Location</b>	<b>Nature of appeal/ description of development</b>	<b>Decision and dates</b>
<b>APP/E9505/W/22/3294205</b> BA/2021/0211/FUL	Mr Alan Gepp	Appeal received by the BA on 8 March 2022  Appeal start date 1 July 2022	Broadgate, Horsefen Road, Ludham	Appeal against the refusal of planning permission: Change of use to dwelling and retail bakery (sui generis mixed use) including the erection of a single storey extension.	Committee Decision 8 February 2022  LPA statement submitted 5 August 2022
<b>APP/E9505/W/22/3295628</b> BA/2022/0022/FUL	Mr Matthew Hales	Appeal received by the BA 28 March 2022  Appeal start date 22 July 2022	Clean & Coat Ltd, 54B Yarmouth Road Thorpe St Andrew	Appeal against Condition 4, imposed on planning permission BA/2022/0022/FUL	Delegated decision 25 March 2022  Appeal ALLOWED 5 June 2023
<b>APP/E9505/C/22/3301919</b> BA/2022/0023/UNAUP2	Mr R Hollocks	Appeal received by the BA on 27 June 2022  Appeal start date 14 July 2022	Beauchamp Arms, Ferry Road Carleton St Peter	Appeal against Enforcement Notice - lighting and kerbing	Committee Decision 27 May 2022  LPA statement submitted 25 August 2022

<b>Application reference number</b>	<b>Applicant</b>	<b>Start date of appeal</b>	<b>Location</b>	<b>Nature of appeal/ description of development</b>	<b>Decision and dates</b>
<b>BA/2022/0021/UNAUP2</b> APP/E9505/C/22/3301976	Mr R Hollocks	Appeal received by the BA on 27 June 2022  Appeal start date 14 July 2022	Beauchamp Arms, Ferry Road Carleton St Peter	Appeal against Enforcement Notice - workshop	Committee Decision 27 May 2022  LPA statement submitted 25 August 2022
<b>BA/2021/0490/FUL</b> APP/E9505/W/22/3303030	Mr N Mackmin	Appeal received by the BA on 13 July 2022  Appeal start date 2 December 2022	The Old Bridge Hotel Site, The Causeway, Repps with Bastwick	Appeal against refusal of planning permission: 8 one-bedroom & 4 two-bedroom flats for holiday use with restaurant & covered car-park at ground level.	Committee Decision 7 March 2022  LPA statement submitted 6 January 2023
<b>BA/2021/0295/FUL</b> APP/E9505/W/22/3308360	Trilogy Ltd	Appeal received by the BA on 5 October 2022  Appeal start date 13 February 2023	Morrisons Foodstore, Beccles, NR34 9EJ	Appeal against refusal of planning permission: Coffee Shop with Drive Thru Facility	Delegated Decision 8 April 2022  LPA statement to be submitted by 20 March 2023



<b>Application reference number</b>	<b>Applicant</b>	<b>Start date of appeal</b>	<b>Location</b>	<b>Nature of appeal/ description of development</b>	<b>Decision and dates</b>
<b>BA/2017/0006/UNAUP1</b> APP/E9505/C/22/3310960	Mr W Hollocks, Mr R Hollocks & Mr Mark Willingham	Appeal received by the BA on 11 November 2022  Appeal start date 16 November 2022	Loddon Marina, 12 Bridge Street Loddon	Appeal against enforcement notice- occupation of caravans	Committee decision 14 October 2022  LPA statement submitted 21 December 2022
<b>BA/2022/0309/COND</b> APP/E9505/D/22/3311834	Mr B Parks	Appeal received by the BA on 23 November 2022  Appeal start date 16 March 2023	Shoals Cottage, The Shoal, Irstead	Appeal refusal of planning permission to change approved roof materials.	Delegated decision 15 November 2022 Fast track householder appeal so no LPA Statement submitted.
<b>BA/2022/0144/FUL</b> APP/E9505/W/22/3313528	Mr B Wright	Appeal received by the BA on 20 December 2022  Appeal start date 26 April 2023	East End Barn, Annexe, East End Barn, Aldeby	Appeal against refusal of planning permission to change the use of a residential annex to holiday let.	Delegated decision 5 July 2022  LPA Statement 31 May 2023

<b>Application reference number</b>	<b>Applicant</b>	<b>Start date of appeal</b>	<b>Location</b>	<b>Nature of appeal/ description of development</b>	<b>Decision and dates</b>
<b>BA/2023/0001/ENF</b> APP/E9505/C/23/3316184	Mr R Hollocks & Mr J Render	Appeal received by the BA on 6 February 2023  Appeal start date 8 February 2023	Beauchamp Arms, Ferry Road, Carleton St Peter	Appeal against enforcement notice- occupation of caravans	Committee decision 9 December 2022  LPA Statement submitted 22 March 2023
<b>BA/2022/0416/FUL</b> APP/E9505/W/23/3321331	Mr & Ms Steve & Mary Hooper & Alexander	Appeal received by the BA on 2 May 2023  Start date awaited.	Blackwater Carr Land Off Ferry Lane, Postwick	Appeal against refusal of planning permission – Retrospective consent for the use of a yurt on a small, raised platform, securing a table and bench to the ground, the installation of a small staked and woven willow windbreak.	Committee Decision 3 February 2023
<b>BA/2023/0004/UNAUP2</b> APP/E9505/C/23/3322890 and APP/E9505/C/23/3322949	Jeanette Southgate and Mr R Hollocks	Appeal received by the BA 24 May 2023  Start date awaited.	Berney Arms Inn	Appeal against enforcement notice- occupation of caravan	Committee decision 31 March 2023

Author: Cheryl Peel

Date of report: 12 June 2023

Background papers: BA appeal and application files

# Planning Committee

23 June 2023

Agenda item number 12

## Decisions made by officers under delegated powers

Report by Senior Planning Officer

### Summary

This report sets out the delegated decisions made by officers on planning applications from 15 May 2023 to 9 June 2023 and Tree Preservation Orders confirmed within this period.

### Recommendation

To note the report.

Parish	Application	Site	Applicant	Proposal	Decision
Broome Parish Council	BA/2023/0050/FUL	Sauna Room At The Silo Pirnhow Street Ditchingham Norfolk	Mr Toby Hammond	Installation of sauna (retrospective)	Approve Subject to Conditions
Brundall Parish Council	BA/2022/0467/FUL	65 Riverside Estate Brundall Norwich Norfolk NR13 5PU	Mr Martin Reynolds	Demolition and replace timber framed cabin along with associated quay upgrade works	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Burgh Castle Parish Council	BA/2023/0122/FUL	Greenacres Marsh Lane Burgh Castle Norfolk NR31 9QH	Ms. Angela, Debra & Sylvia Brown	Conversion of double garage to annex accommodation	Approve Subject to Conditions
Coltishall Parish Council	BA/2023/0117/HOUSEH	Boatyard Maltings 30 Anchor Street Coltishall Norwich Norfolk NR12 7AQ	Mrs Penny Keeley	Remove approved balcony, extend existing balcony by 0.9m, reduce approved lounge room extension by 0.9m	Approve Subject to Conditions
Fritton With St Olaves Parish Council	BA/2023/0154/LBC	Thatched Cottage Priory Farm Beccles Road St Olaves Fritton And St Olaves Norfolk NR31 9HE	Mr & Mrs Hardy	Proposed single storey rear extension	Approve Subject to Conditions
Fritton With St Olaves Parish Council	BA/2023/0126/HOUSEH	Thatched Cottage Priory Farm Beccles Road St Olaves Fritton And St Olaves Norfolk NR31 9HE	Mr & Mrs Hardy	Proposed single storey rear extension	Approve Subject to Conditions
Hoveton Parish Council	BA/2023/0143/FUL	Royal Pizza And Kebab Norwich Road Hoveton Norfolk NR12 8DA	Mrs Jennifer Child	Change window from timber to uPVC	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Hoveton Parish Council	BA/2023/0160/HOUSEH	27 Horning Road Hoveton Norfolk NR12 8JN	Mr Elliott Armes	Single storey rear extension	Approve Subject to Conditions
Ludham Parish Council	BA/2023/0128/HOUSEH	The Manor Staithe Road Ludham Norfolk NR29 5AB	Mr George Mathieson	Demolition of chicken coop and replacement outbuilding including cart lodge & store	Approve Subject to Conditions
Martham Parish Council	BA/2023/0140/COND	Maggies Folly 49 Riverside Martham Norfolk NR29 4RG	Mrs Diane Naylor	Amended door design and alteration to approved materials, variation of conditions 2 and 3 of permission BA/2022/0388/HOUSEH	Approve Subject to Conditions
Reedham Parish Council	BA/2023/0132/FUL	Pearsons Yard Holly Farm Road Reedham NR13 3TH	Broadland Pension Fund Trust	Erection of a workshop	Approve Subject to Conditions
Repps With Bastwick Parish Council	BA/2023/0194/HOUSEH	Rushmere 63 Riverside Repps With Bastwick Norfolk NR29 5JY	Mr Peter Webb	Single storey extension. Enclose void between snug and bedroom, replace clear plastic roof with flat roof. Replace cess pit with sewage treatment plant	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Stalham Town Council	BA/2022/0430/HOUSEH	The Old Granary The Staithe Stalham Norfolk NR12 9DA	Mr Andrew Leask	Install flue for wood-burner & steps; ramp at front door.	Approve Subject to Conditions
Stalham Town Council	BA/2023/0120/LBC	The Old Granary The Staithe Stalham Norfolk NR12 9DA	Mr Andrew Leask	Install flue for wood-burner & steps; ramp at front door.	Approve Subject to Conditions
Stalham Town Council	BA/2023/0121/CLEUD	The Spinney Wayford Road Wayford Bridge Norfolk NR12 9LJ	Mrs Denise Howard	Lawful Development Certificate for 4 years since construction of a timber deck, garden shed and garage.	CLUED Issued
Stokesby With Herringby Parish Council	BA/2023/0137/LBC	Hall Farm, The Dairy Runham Road Stokesby With Herringby Norfolk NR29 3EP	Mr & Mrs Presland	Internal alterations including some demolition	Approve Subject to Conditions
Thurne Parish Council	BA/2023/0124/HOUSEH	Sunset View Church Road Thurne Norfolk NR29 3BT	Mr Malcolm Duffield	Proposed first floor alteration to an existing residential dwelling	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Woodbastwick Parish Council	BA/2023/0001/FUL	Ranworth Marshes East Of Ranworth Broad Woodbastwick Road Ranworth Norwich Norfolk	Dr Ross Morrison	Installation of Flux mast, sensors and Solar Panel Array	Approve Subject to Conditions
Wroxham Parish Council	BA/2023/0163/HOUSEH	Coot Wood Beech Road Wroxham Norwich Norfolk NR12 8TP	Mr G Hacon	Replace existing septic tank sewage system, with new treatment plant	Approve Subject to Conditions

### Tree Preservation Orders confirmed by officers under delegated powers

Parish	Address	Reference number	Description
N/A			

Author: Cheryl Peel

Date of report: 13 June 2023