

Broads Local Plan – Spinnakers St Olaves Revised Policy

Policy PUBSOL2: Land adjacent to A143 Beccles Road and the New Cut (Former Spinnakers restaurant)

Inset Map 15

Refurbishment or redevelopment of the former restaurant on this land will be encouraged, in order to improve the visual amenity of the area.

Holiday accommodation, restaurant, public house or a use associated with boating activities would be welcomed and supported subject to other policies in the Local Plan. Proposals for reuse or replacement of the premises will need to address the risk of flooding.

Constraints and features

- Flood risk (zones 2 & 3 by EA mapping; mainly zone 3b, some 3a, by SFRA 2007 mapping).
- Halvergate Marshes Conservation Area adjacent but separated visually from the site by elevated road and bridge.
- Boat yard adjacent to the site.
- Site is adjacent to the river.
- A143 (bridge) passes the site.

Reasoned Justification

These restaurant premises and adjacent land have been unused for a considerable time. The continuing unsightly appearance of the buildings and surrounds are of concern to Fritton and St. Olaves Parish Council (the site actually lies in Haddiscoe Parish, but is visually part of the settlement of St. Olaves).

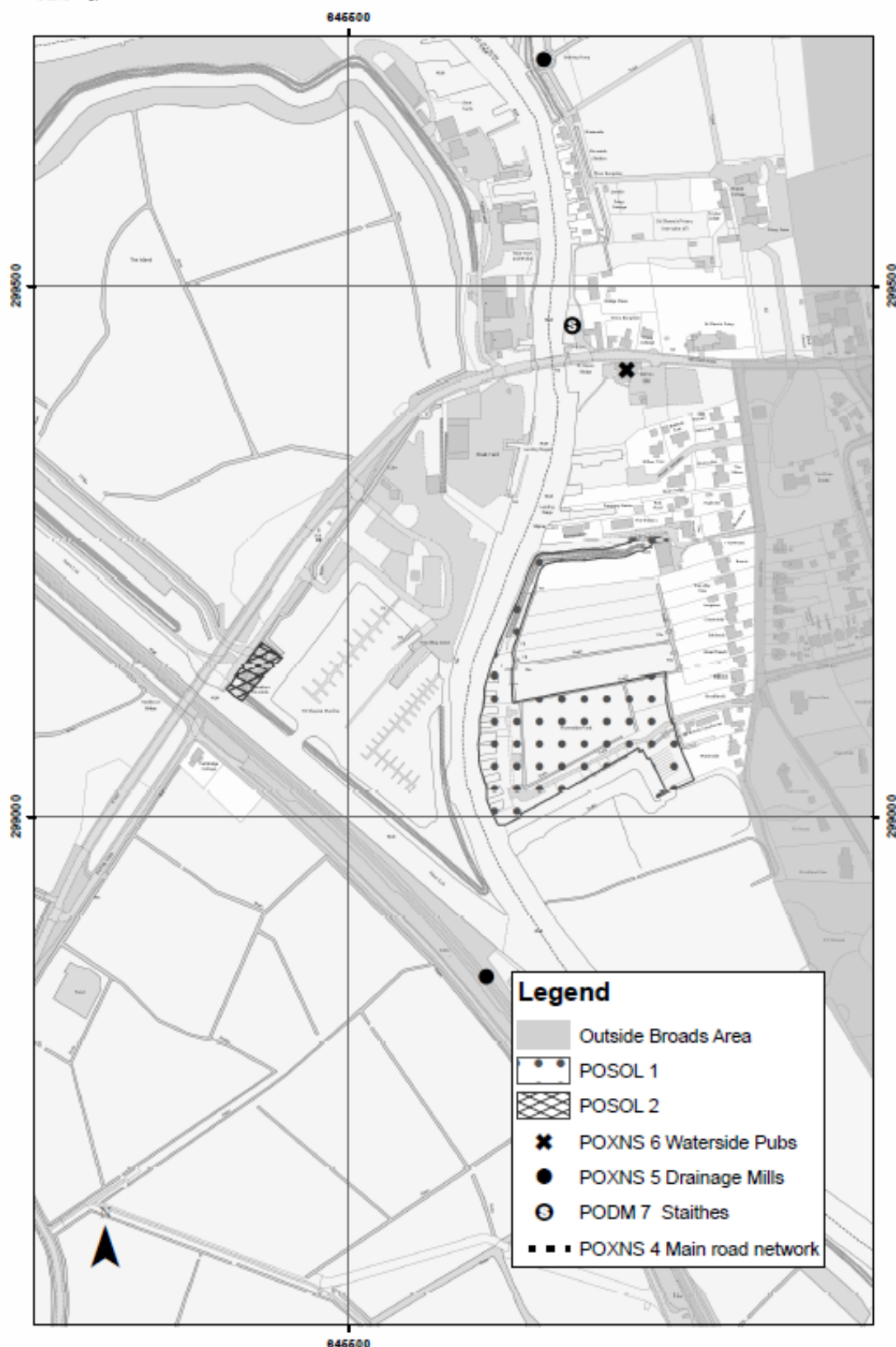
Although a reopening of the restaurant premises would be welcome, the policy would permit a range of different redevelopment options, subject to the constraints of the flood risk to the site.

Proposals will need to meet the requirements of policy PODM22 as the St Olaves area generally has very good dark skies.

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Inset Map 15. St Olaves

Scale 1:5,000



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