

## **Application for Determination**

<b>Parish</b>	Oulton Broad		
<b>Reference</b>	BA/2014/0254/FUL	<b>Target date</b>	11/09/2014
<b>Location</b>	Ivy House Country Hotel, Ivy Lane, Oulton Broad		
<b>Proposal</b>	Replace existing marquee with building		
<b>Applicant</b>	Ivy House Country Hotel		
<b>Recommendation</b>	Approve subject to conditions		
<b>Reason referred to Committee</b>	Third Party Objections		

### **1 Description of Site and Proposals**

- 1.1 The application site contains a hotel and restaurant, known as Ivy House Country Hotel, on the south bank of Oulton Broad. The 8.8 hectare site is accessed along a minor track, Ivy Lane, which heads north from the A146. A number of buildings exist on site which contain a reception area, dining facilities, hotel bedrooms, function rooms, a manager's apartment and other ancillary buildings including a marquee which was granted a three year permission in March 2014. The age of the buildings on site range from the 16<sup>th</sup> Century Barn, which forms the main restaurant, to more modern structures, which contain the hotel rooms. The site is well screened by soft and mature landscaping.
- 1.2 A Suffolk Wildlife Trust (SWT) Centre and Nature Reserve sits to the west of the application site by approximately 400m. The land managed by the SWT is designated an SSSI and forms part of the Broadland SAC and SPA. At its extremity the designated land sits approximately 120m from the application site then stretches out to the west. A public footpath runs along the north of the application site linking the east of Oulton Broad to Carlton Marshes. The site sits outside Oulton Broad's Conservation Area, which runs through the centre of the Broad to the north, by approximately 200m.
- 1.3 Neighbouring properties sit to the south of the site approximately 310m away and to the north of the site, on the opposite bank of Oulton Broad, approximately 400m away. A field and caravan park sits to the east of the application site. Moorings, which contain residential houseboats in varying conditions, are positioned to the north of the reedbed of the SSSI, and to the immediate north of the application site.

- 1.4 Currently the site is used as a hotel with a restaurant and bar (80 covers) which is open to the wider public along with hotel guests (20 letting rooms), and a temporary marquee (approximately 250 covers) which is currently used to hold functions such as weddings. The restaurant has also been used to hold functions such as weddings and on these occasions was shut to other hotel guests and the wider public. The applicant therefore sought a means to be able to hold functions, such as weddings, without closing off parts of the existing hotel to other hotel guests and the wider public and sought permission for the marquee, which was granted a three year consent in March 2014.
- 1.5 The existing car park, which holds approximately 110 cars (4 disability spaces) and 17 cycle spaces, was re-gravelled as part of the marquee proposals. In addition to this, a field to the south west of the site has been made available for overflow parking and can hold from 80 to 100 cars.
- 1.6 The application is for the replacement of the temporary marquee with a purpose made building to hold functions such as weddings. The building is proposed to sit within the same location as the marquee and is proposed to be approximately 32m long by 12.5m wide and approximately 6.6m to the ridge with a gable to hold a bar and cellar to sit on the eastern side, which is proposed to be approximately 15m long, 3.8m wide and 6m to the ridge. The building is proposed to be constructed in timber with timber boarding and a pantile roof. The existing marquee, for comparison, is approximately 30m long, 12m wide and 5m to the ridge). The temporary walkway and reception pinnacle of the marquee is proposed to be retained to offer a covered walkway from the toilets to the proposed building.

## **2 Site History**

In 2013 planning permission was granted for the extension to dining room, extension and relocation of manager's accommodation, re-location of reception (BA/2013/0256/FUL).

In 2014 a temporary three year planning permission was granted for the erection of a marquee (BA /2013/0410/FUL).

## **3 Consultation**

Broads Society- Objection on grounds of:

- Objected to previous application
- Area highly valued for its peace and tranquillity
- Understand Environmental Health has been called out regarding noise from the marquee on several occasions
- A marquee is not appropriate for this type of function
- A permanent building would be harder to soften and screen
- Already large buildings on site, another would be inappropriate

- Bearing in mind the sensitivity of the site, and the interests of wildlife, we question the need for another "wedding venue" as there are already a number of alternatives in the area.

Parish Council (Carlton) - No response.

Parish Council (Carlton Colville) - No response.

District Member (Oulton Broad Ward 1) - In view of the considerable local interest in this item: This application should only be determined by Broads Authority Planning Committee.

District Member (Oulton Broad Ward 2) - In view of the history on this site this application should only be decided by the Broads Authority. I am a councillor for Oulton Broad where most of the previous objectors came from. Ivy Farm house restaurant & hotel is in Carlton ward.

District Member (Carlton Ward) - I would like it to go to Committee because of the following reasons.

- Impact on people's quality of life
- Impact on outlook, privacy
- Highway safety issues
- Appearance

District Member (Carlton Colville Ward) - No response.

Environment Agency - More information required in terms of flood risk. Updated response to additional flood risk information awaited.

Highway Authority - Since the new building is of similar size and use to the marquee, SCC as Highway Authority has no further comment to make [NB Suffolk County Council as Highways Authority did not object to the previous application].

Environmental Services at Waveney District Council - Conditions recommended (see Appendix 2).

Suffolk Wildlife Trust - No response.

Natural England - No objection.

Oulton Broad Community Enterprise - No response.

Network Rail - Network Rail has no observations to make.

Civil Aviation Authority - No response.

## 4 Representation

### 4.1 4 x Objections from Neighbours on grounds of:

- The marquee is inappropriate and so too will be a permanent building
- Noise problems have occurred from the marquee - Environmental Health Officers have been called out. It won't be any different with the proposed building
- Already has sufficient space to hold weddings
- Opportunistic attempt to maximise profits and turn-over
- What is the point in having 'designated landscapes' if this is going to be ignored
- Adjacent to a SSSI, Ramsar Site, SPA and the Broads Special Area of Conservation- how many more designations are needed to make the planners aware that it is 'special'
- Against the NPPF, paras 109, 113, 115 and 118
- Natural England's previous comments should be taken into account
- Network Rail should be consulted
- The Wherry Hotel causes a noise nuisance- this is not an appropriate site for this type of development
- New development is an enormous ugly barn, too large for the site
- Does not complement the existing pretty buildings on site
- The 'tunnel' leading to the barn is a bizarre concept
- It will be surrounded by car parks
- Too near the flood plain
- Extended length will bring the building in more towards the Broad
- Landscaping is inappropriate
- Beccles Road is notorious for traffic jams
- The application form has been incorrectly filled in
- The proposals do not conserve and enhance the natural environment
- The development proposals are not within a sustainable location
- The building does not enhance the existing historic environment in any way
- Toilets should not be located outside of the development, the walkway will have no noise attenuation
- Limited employment opportunities
- Fire doors will be left open on hot nights
- People will go outside of the function room for fresh air
- Glazing should not be provided behind the stage
- Many trees have been cleared
- A site visit should be undertaken when fog is not present
- Light pollution occurs
- Represents creeping urbanisation

(One of the neighbour objectors above requested that their full comments be put to members, this can be seen at **Appendix 3**).

### 4.2 2 x Concern from Neighbour on grounds of:

- This application needs considerable in-depth thought

- Helicopter flights have not ceased- I personally witnessed one land in the grounds of Ivy
- The site is liable to flooding- the EA maps are possibly not being correctly shown by the applicant
- The three year consent period should be fulfilled before allowing the replacement of a permanent structure. One year has not proven whether the development of the site is an over-intensification or over-development
- Is The Broads really an appropriate location for a wedding venue at this location?
- The committee were wise to limit to a three year time limit as they have had to abandon their live music
- The committee now have an opportunity to reconsider their views on allowing development of a large permanent structure in a very environmentally sensitive area

4.3 **1 x No objection from Neighbouring Business (Broadland Holiday Village) on grounds of:**

- Principle aim is to protect our guests from noise pollution
- We objected to the marquee as we believed our guests would be disturbed by noise, this has proven to be the case
- No objection to this application as it is a better option in the short term than the marquee
- Sound restrictions should be put in place with the noise not being heard at a distance of 265m

## **5 Policies**

5.1 The following Policies have been assessed for consistency with the National Planning Policy Framework (NPPF) and have been found to be consistent and can therefore be afforded full weight in the consideration and determination of this application:

Development Management Plan DPD (2011)  
[DEVELOPMENTPLANDOCUMENT](#)

DP1 - Natural Environment

DP2 - Landscape and Trees

DP4 - Design

DP11 - Access on Land

DP27 - Visitor and Community Facilities and Services

DP29 - Development on Sites with a High Probability of Flooding

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

Development Management Plan DPD (2011)  
DP5- Historic Environment  
DP28- Amenity

- 5.3 Material Planning Consideration  
National Planning Policy Framework (2012)  
[NPPF](#)

## **6 Assessment**

- 6.1 The main issues to consider in the determination of this application are the principle of the development, visual impact, the impact on the Conservation Area, highway safety, trees, flood risk and neighbouring amenity.

### *Principle*

- 6.2 Both National and Local Planning Policy are supportive of schemes that seek to improve existing visitor and community facilities and services, acknowledging the importance of the contribution that such facilities make to supporting a prosperous rural economy. It is considered that these proposals would help improve an existing community and visitor facility and that the proposed use is complementary in scale and kind to the existing use of the site and the proposals are therefore supported in principle.

- 6.3 The proposal for the erection of a purpose-built function building follows a successful year of wedding and function bookings within the marquee, which has tested the current market. This is also supported by future bookings, which has highlighted the business need and viability, making the investment of a purpose-built building to hold functions worth-while, which seems a reasonable progression and therefore considered acceptable in principle.

### *Visual Impact*

- 6.4 Given the scale of the plot, and the scale of the existing buildings on site, it is considered that the site can take an additional large building without adverse impact on either the character of the wider setting or the more intimate setting of the site itself. The building is proposed to be located in a landscaped section of the gardens, to replace the marquee. The site is heavily screened by trees and gaps have been planted further to the conditions attached to the marquee permission. It is, however, appreciated that there are wider views into the site, particularly in the winter months. However, the building has been designed to sit gable on to the Broad which complements the existing layout of the buildings on site. It is not considered that the inclusion of a building here would be incongruous with the existing layout and the view of the gable from the Broad would not be unexpected as it would be seen in the context of the overall hotel site and its grounds. The materials proposed are of a high quality and the building has been designed to match the more modern extension to the main barn which is considered appropriate. Although more permanent in construction

the materials proposed will be more recessive than the marquee and it is therefore considered that the visual impact of a building would be reduced. The temporary link is low in profile and is positioned behind natural tree screening, reducing its visual appearance. The visual impact overall is therefore considered acceptable.

#### *Impact on the Conservation Area*

- 6.5 As stated with the previous marquee application, Oulton Broad is a popular tourist and visitor destination and as a result is vibrant in its overall character. A number of public houses, bars, and restaurants sit at the eastern end along with a number of bed and breakfasts and hotel accommodation. A public park, amusement arcade and petting zoo line the southern bank of the Broad. To the immediate east of the application site a caravan park exists with a number of lodges, static caravans and private moorings. The new building would be seen in the wider context of Oulton Broad which is characterised by the variety of different uses. Given this, and given the scale and character of the proposed building, it is considered appropriate to the hotel's setting and use. It is not considered that its existence would adversely impact the character of the Conservation Area which sits approximately 200m to the north of the site, on the opposite side of the Broad. Particularly given that the building is to be built in recessive materials, would be well screened due to the existing landscaping from views from the Conservation Area, particularly within the summer months.

#### *Neighbouring Amenity*

- 6.6 It is acknowledged that the main external view of the proposed building will be from neighbouring properties which sit to the north of the Broad. There will also be views of the building from the rear gardens of properties on Smith's Walk which sit approximately 310m south of the application site. However, as expressed above the use is considered complementary in scale and kind to the existing use and will be well screened. The development will also be seen in the context of the existing buildings on site and neighbouring caravan park. The building's existence is therefore not considered to be inappropriate or adversely impact on neighbouring visual amenity.
- 6.7 In terms of noise concerns, there is more opportunity within a purpose-built building for the better attenuation of music (both live and recorded) and the noise associated with the operation of functions. Environmental Services have requested that building fitting, noise management and details of ventilation systems, be agreed via conditions and these are set out at **Appendix 2** for clarity. Subject to the conditions recommended by Environmental Services it is not considered that there would be an adverse impact on neighbouring amenity as a result of noise.

#### *Highway Safety*

- 6.8 There is an existing established formal driveway and car parking area and an additional overflow car park. The car parks together hold approximately 200 cars. It is therefore considered that there is enough parking provision existing. Suffolk County Council as Highways Authority have no objection

and it is considered that there will be no adverse impact on highways safety. Additionally, Network Rail, who own a rail bridge over the drive down to Ivy House, have no observations to make.

#### *Trees*

- 6.9 The proposed building comes close to, but not within, the Root Protection Area of a number of mature trees along the boundary. In order to ensure these are protected throughout the construction of the development it is considered reasonable to append conditions to request a tree protection fence to be erected throughout the course of the development to ensure no machine or materials are stored under the crown spread of the trees.

#### *Flood Risk*

- 6.10 The building is proposed to be situated in an area which is within Flood Risk Zone 3 and partially within Flood Risk Zone 2 and a Flood Risk Assessment has been submitted with the application. As the development is within the flood plain the development must be considered to be 'sequentially' and 'exceptionally' appropriate by the Local Planning Authority, in accordance with the requirements of the Technical Guidance to the NPPF, and proven to be safe, not causing risk to users of the site or increasing flood risk elsewhere.
- 6.11 The development is classified as 'More Vulnerable' according to the flood risk classification of the National Policy Guidance, although it is noted that the building also shows features of the 'Less Vulnerable' classification, being a building to hold functions and conferences with no overnight accommodation.
- 6.12 The extent of the site is limited by ownership and the majority of the land to the north is closer to the Broad and therefore at a higher risk of flooding. There is an area to the south west of the existing buildings on site which might arguably be more sequentially appropriate in terms of flood risk, but this does not have the benefit of setting, arguably making the proposal unviable in business and economic terms, given the importance of setting for functions such as weddings. The site to the south and west is also closer to designated landscapes such as the SSSI, SPA, and SAC out on White Cast Marshes. Ivy House is located on a transitional point in terms of the development of Oulton Broad, the land opens out to the west to agriculture and so positioning of the new building to the east rather than the west side of the site would be preferable as it concentrates built development on the more developed side of the settlement and does not interrupt the landscape setting of the site. Development of the land out to the north, south and west is therefore not considered appropriate, and the site proposed is therefore considered to be 'sequentially' appropriate in flood risk terms.
- 6.13 In terms of the 'exceptions test', the development proposes an extension to the existing wedding and function services at the hotel. By providing a function room for weddings the hotel can then allow their restaurant to remain open to the public and other hotel users (previously this was closed for wedding functions). There is a clear and demonstrated need for a function room, given that the marquee (which the building is proposed to replace) has



had full bookings over the past summer and bookings are filling for the coming years. Both the NPPF and Local Planning Policies are supportive of such development to help support a prosperous rural economy.

- 6.14 Although within the flood plain the building can be made flood resilient and resistant as outlined within the submitted Flood Risk Assessment (recommended to be secured via condition), the use of the building can be adequately managed to ensure that it is not used in times of flood or can be evacuated should unexpected flooding occur. It is therefore considered that there are wider sustainability benefits to the community which outweigh the flood risk implications in this instance. There is also an established use as a hotel restaurant and function facilities and the building is proposed within the landscaped grounds of these facilities. The development is therefore considered to be on developable land.
- 6.15 In addition given the nature of the flood plain here and predicted flood water levels the flood water dispersal, as a result of the inclusion of the building is likely to be negligible, it is therefore not considered that there would be an increase in flood risk elsewhere. This combined with additional flood proofing measures and the submitted flood notice and evacuation procedure, it is considered the development can be achieved without increasing flood risk elsewhere or be at risk to users of the building.
- 6.16 The Environment Agency comments on the Flood Risk Assessment and implications are awaited and members will be updated verbally.

#### *Ecology*

- 6.17 It is acknowledged that the land opens out to undeveloped agricultural land to the west. The site is also situated approximately 400m from the main part of the SSSI, SPA and SAC (White Cast Marshes) although there is a small spur located approximately 120m from the site. This land is managed by the SWT as a Nature Reserve and they have an education centre which sits approximately 400m to the west of the site. Given functions can already be held at Ivy Farm, within the existing buildings and grounds, which sit closer to the designated area than the proposed building, as Oulton Broad already sees a high level of disturbance due to its use, and given the strict noise restrictions proposed to be imposed via condition, it is not considered that there would be an adverse impact on the SSSI, SPA or SAC, or the quiet character of the more open rural area out to the west, as a result of the proposals. The land on which the building is to be erected is of minimal habitat protection being well manicured lawn and it is therefore not considered that there would be an adverse impact on Protected Species as a result of the proposal. There is the potential to disturb breeding or nesting birds and it is therefore considered appropriate to limit the works to outside of the bird breeding/nesting season (March- August inclusive) unless otherwise first checked by an ecologist within this period. Natural England do not object to the application and biodiversity enhancements are recommended to be provided via condition. No external lighting proposals have been submitted with the application and it is therefore considered reasonable to request this information to be provided

via condition, no spill, LED lighting is likely to be considered appropriate, to protect the dark night sky.

## **7 Conclusion**

7.1 The development is considered to be an appropriate type of development, it is considered that the development will be well screened and complement the existing use of the site, and that there would be no adverse impact on the conservation area, highway safety, trees, ecology, flood risk, or neighbouring amenity.

## **8 Recommendation**

8.1 Approve subject to the following conditions:

- Time Limit
- In accordance with plans and reports submitted
- Samples of all external materials to be agreed
- Conditions at Appendix 2 re: noise control
- Details of Tree Protection Fence to be submitted
- Biodiversity enhancements to be agreed
- Lighting to be agreed
- Works to take place outside of the bird breeding/nesting season (March - August) unless first checked by an ecologist
- Floor Level to be Agreed and Undertaken
- Flood resilience, resistance and flood proofing measures to be agreed
- Submitted flood notice and evacuation plan to be implemented.

## **9 Reasons for Recommendation**

9.1 In the opinion of the Local Planning Authority the development is acceptable in respect of Planning Policy and in particular in accordance with policies DP1, DP2, DP4, DP5, DP11, DP27, DP28 and DP29 of the Development Management Policies DPD (2011).

Background papers: BA/2013/0410/FUL  
BA/2014/0254/FUL

Author: Kayleigh Wood

Date of Report: 22/09/2014

List of Appendices: APPENDIX 1 - Site Location Plan  
APPENDIX 2 - Conditions recommended by Environmental Health Services  
APPENDIX 3 - Neighbour Objection

# APPENDIX 1

BA/2014/0254/FUL Ivy House Country Hotel Ltd, Ivy House Farm, Ivy Lane, Oulton Broad, Lowestoft



## APPENDIX 2

**Environment Services Recommended Conditions-** please note the wording of the conditions may be altered to ensure they meet the six test for planning conditions.

1. AJA have made recommendations for the specifications of insulation, building fabric, doors and windows and have based their acoustic assessment on those recommendations. Therefore the building must be built to those specs if AJA's acoustic predictions (and therefore their recommended noise limits) are to remain valid. Suggested condition:

"The approved building shall be built in accordance with the recommendations made in the Adrian James Acoustics report 10956/3, particularly in respect of the specification of insulation, doors and windows."

2. AJA state at para 4.1.6:

"The ventilation system will require careful design to ensure that noise break-out through this does not compromise the sound insulation of the building envelope and acoustic attenuators are likely to be required to achieve this."

This is a significant source of uncertainty which could compromise AJA's acoustic predictions and suggested limits. Suggested condition:

"Prior to commencing development the applicant must submit detailed plans and specifications for the ventilation system referred to in section 4.1.6 of the Adrian James Acoustics report 10956/3 to the Local Planning Authority for approval. "

In addition there will be the need (as demonstrated by AJA's report) to impose noise limits in a similar manner to the marquee. As per the marquee it will be necessary to impose conditions to ensure that the noise limits are effectively implemented:

3. No noise from live or amplified music (Leq, 5min) held within the approved development shall, as measured or calculated at a distance of 265 m away from the marquee, exceed the 'Background noise levels' across all octave bands as specified in tables 3 and 4 of the Adrian James Acoustics Limited 'Technical Report' (10956/1A) (reproduced below in table 1).

	<b>Octave band (Hz)</b>								
	63	125	250	500	1k	2k	4k	8k	A
<b>SPL at nearby residences prior to 0000 hours</b>	37.0	22.6	16.2	19.5	21.9	15.6	11.3	10.9	25.1
<b>SPL at nearby residences after 0000 hours</b>	33.5	23.3	12.6	14.6	14.0	9.9	10.8	10.9	19.8

**Table 1.** Representative background noise limits at a distance of 265 m.

4. Prior to commencing any use of the proposed development the applicant will install a dedicated sound system. The design, specifications, installation and configuration of the sound system, including any limits set, must be agreed in writing

by the planning authority prior to commencing use of the development. The approved sound system will incorporate a sound limiter.

As a minimum the approved sound system and sound limiter must:

- include a visual indicator which warns live bands and staff when the approved maximum music levels (Leq, 5min) set by condition 2 are likely to be and have been exceeded;
- impose automatic sanctions, to be agreed with the LPA, when the maximum music levels (Leq, 5min) set by conditions 3 and 4 are exceeded; and
- log and store sound levels resulting from all live and recorded music performed within the marquee, including sound checks.

5. No changes or alterations may be made to the approved installed and configured sound system and sound limiter without the prior written approval of the Local Planning Authority. Other than the approved sound system no amplification, sound mixing or ancillary equipment shall be operated within the development without prior written approval from the planning authority. All amplified live or recorded music and any other amplified sounds within the approved development must be processed through the approved sound system only.

6. The sound level data logged by the approved sound system and limiter will be stored for a minimum period of 6 months. This data will be supplied to the planning or licensing authorities on request.

7. Prior to commencing any use of the approved development a written Noise Management Plan (NMP) must be submitted to and approved in writing by the Local Planning Authority. The NMP should detail all possible noise sources associated with use of the marquee and how the business will be managed and run in order to mitigate the noise from each source. The NMP should take account of published good practice guidance such as that within the Institute of Acoustics Good Practice Guide on the Control of Noise from Pubs and Clubs.

8. Any changes to the approved NMP require the written prior approval of the planning authority. Noise from any activities associated with the approved development shall be managed in accordance with approved NMP.

Adrian & Jo Glen  
House Boat "Mallard 1"  
Oulton Broad  
Suffolk

Postal Replies to:  
Hill House  
Sapiston  
Bury St Edmunds  
Suffolk  
IP31 1RR

August 8th, 2014

Ms Kayleigh Wood  
Planning Assistant  
Broads Authority  
Yare House  
62-64 Thorpe Road  
Norwich  
NR1 1RY

Dear Ms Wood      Ref: BA/2014/0254/FUL

Ivy House Country Hotel

I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the development of this facility in this location. Please do not again suggest the house boats have no rights, they have been there since the 50s and pay Broads Authority Licences and Sential Trust Mooring fees annually

Oulton Broad is a National Park where permanent development proposals should be considered very carefully. The protection of Oulton Broads visual, historic and natural diversity should be considered at all times. This application is going to have a major impact upon the enjoyment, tranquillity and nature of the Broad for all users forever, you can never go back from this coming decision.

Point 1:

While the applicant states his reason for bring forward the plans to build a permanent structure as "*As the marque facility has been a success*". This would seem to be a skirting round of the issue that the marque facility was shut down for music after two events, both of which cause considerable disturbance and the involvement of the Andrew Reynolds, Environmental Protection Manager for Suffolk Coastal District Council and Waveney District Council.

The applicant has been forced to bring forward his plans by the unsuitable last application and subsequent marque debacle.

What controls are planning going to put in place to make sure that the new design is fit for purpose ? It will be to late when it is up and running.

Ms Kayleigh Wood  
August 8th, 2014

2

Point 2:

The applicant states that a "modest increase in size" for the new permanent building. It is, in fact an increase of 61 square meters over the marque footprint, some 17% bigger. This could be called creeping development, considering it is less than 5 months since the original application.

Point 3:

Can we be assured that should permission be given, it will be on the basis that all recommendations in the Acoustic Report are enforce and adopted, including the need for additional rock wool fibre insulation in the ceiling structure ?

Point 4:

I thought there were very strict rules about building on flood plains, especially after last years problems of flooding around the country, this permanent building will remove a large amount of water absorbing grass land to be replaced by a thick slab of concrete for the base.

Please see the images below, I took the exact plan as supplied on the Planning Application and overlaid it on the latest image from the Environment Agency flooding zones web site and as you can see it puts the new construction clearly in the main flood plain. Not as the applicants shows conveniently in the small area not in blue in there submitted plan.

My point is that there seems to be a big discrepancy with the location of the building and the flood pattern, in favour of Ivy House Hotel ?

Any flooding issues could be ruled out with the previous application, as it was just a tent, but permanent large building ?

Please find to follow four images that give the Planning Council an idea of the location with regard to the flood plain, please make sure colour copies of these plans are made available to all members sitting at the planning meeting and on the website.

Sincerely,

Adrian & Jo Glen

Ms Kayleigh Wood  
August 8th, 2014

As submitted by applicant.

Environment Agency

or a postcode or place name: Oulton Broad, Suffolk

Other topics for this area... Flood Map for Planning (Rivers and Sea)

Flood Map for Planning (Rivers)

Oulton Broad, Suffolk at scale 1:10,000

Other maps | Data search | Text only view

**Map legend**

- Click on the map to see Flood Zone (National Planning Policy Guidance (NPPG)) the proposed deployment is in.
- Flood Map for Planning (Rivers and Sea)
- Flood Zone 3
- Flood Zone 2
- Flood defences (Not all may be shown) (Click on map to show)
- Areas benefiting from flood defences (Not all may be shown) (Click on map to show)
- Main rivers

White House Farm, White House, Angles Way, Oulton Broad South Station, Burnt Hill, Crawdys Crossing, Sch.

*Deployment location*

Courtesy of Water - From 1 April 2013 National Resources Water (NRW) has taken over the responsibility of the Environment Agency for Water. © Environment Agency copyright and database right 2014. © Ordnance Survey Crown copyright. All rights reserved. Environment Agency 100000. Copyright Royal Geographical Society copyright and database right 2014. This service is designed to inform members of the public, to be used with care and judgement. For business or commercial use, please contact us.





Ms Kayleigh Wood  
August 8th, 2014

### Actual plans overlaid on current flood plain.

Environment Agency

Enter a postcode or place name:   Other topics for this area...  Flood Map for Planning (Rivers and Sea)

Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

- Flood Map for Planning (Rivers and Sea)
- Flood Zone 3
- Flood Zone 2
- Flood defences (Not all may be shown)
- Areas benefiting from flood defences (Not all may be shown)
- Main rivers

NR33 8HY at scale 1:10,000

Other maps Data search Text only version

White House Farm, Angles Way, Oulton Broad, White House, Dawdys Crossing, Wildlife Centre, Oulton Broad South Station, A146

Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.  
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New Building