

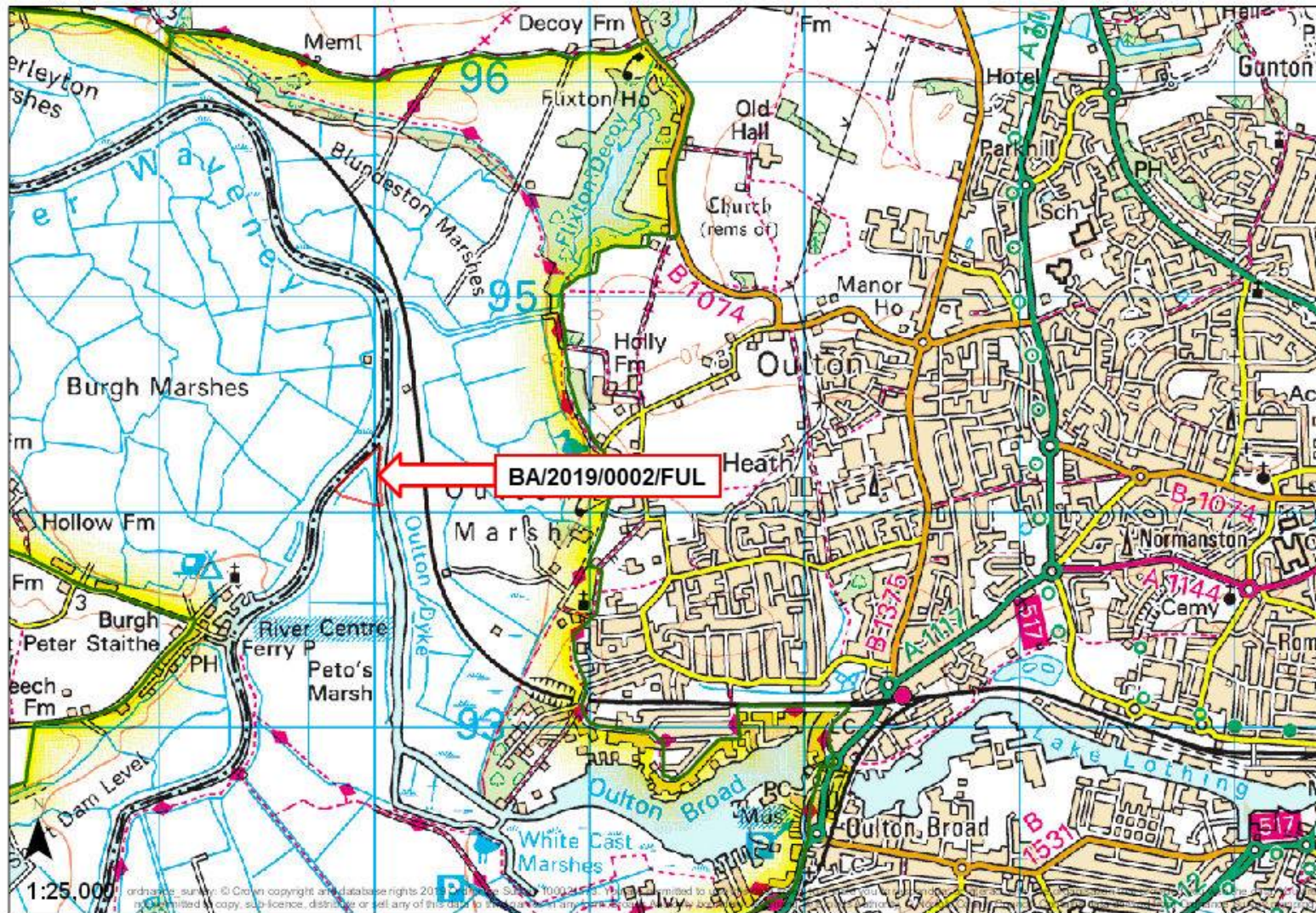
Reference:

BA/2019/0002/FUL

Location

North end of Peto's Marsh, south of Burgh
Pumping Station, Camps Heath, Oulton
Broad

BA/2019/0002/FUL



Application for Determination

Parish:	Carlton Colville		
Reference:	BA/2019/0002/FUL	Target date:	2019
Location:	North end of Peto's Marsh, south of Burgh Pumping Station, Camps Heath, Oulton Broad		
Proposal:	Habitat creation, construction of new section of floodwall & re-use of dredged sediment to create wetland habitat.		
Applicant:	The Broads Authority		
Recommendation:	Approve with conditions		
Reason for referral to Committee:	Broads Authority application		

1. Description of Site and Proposal

- 1.1. Members will be aware of the on-going 20 year Broadland Flood Alleviation Project (BFAP). This has been implemented from 2001 and is nearing its final stages. An extensive planning application for flood improvement works within compartment 28 (Peto's Marsh) was approved by the Broads Authority in April 2014 (BA/2014/0039/FUL). These flood defence works have been undertaken by contractors on behalf of the Environment Agency and the reinforced flood banks surround the application site which is a 2 hectares area within the wider compartment.
- 1.2. The site comprises a triangular piece of land located at the northern tip of Peto's Marsh at the point where the River Waveney and Oulton Dyke meet and these waterways form the boundaries to the west and east respectively. In 2018, the Suffolk Wildlife Trust (SWT) purchased Peto's Marsh as part of a wider land purchase scheme to extend the nature reserve at Carlton Marshes. Peto's Marsh is an area of former arable land which was farmed for many years and resulted in an area of low habitat value. The current application reflects SWT's vision for the site to be restored to an area of wetland habitat.
- 1.3. The northern-most tip will be separated from the rest of the site through the creation of a new section of flood or 'crosswall' at the southern end. This will be accompanied by a new soke dyke excavated to the south of the wall, providing connection to the existing perimeter dykes in the southern part of the site.

- 1.4. The new crosswall will be built with source material from the excavation of the new soke dyke and by taking some material from the section of marsh designated for dredged material. The construction of the wall will be phased, with the height gradually increased as dredgings are placed on the site over a 2-3 year period. The final wall will join and be finished to the same height as the existing boundary floodwalls on the southern section of Peto's Marsh. At the end of the works, a piped crossing will be installed across the new soke dyke to allow future access between the two parts of Peto's Marsh.
- 1.5. Dredged sediment will be pumped to the area north of the new crosswall over 2-3 years to an agreed fill level. Internal bunds will be constructed to aid the retention of pumped sediment; these will be a temporary feature, although one of the proposed bunds, positioned north-east to south-west has the potential to be retained as a habitat feature. These bunds will be approximately 1metre in height. Following sediment placement, a period of 12-18 months will then be needed for the sediment to settle and dry before restoration can take place.
- 1.6. To restore the site the interior of the area will be levelled to mean low water to encourage reedbed vegetation to establish, resulting in a wetland habitat at rond level, to complement the rest of the Peto's Marsh area. The restored area will also incorporate new water features. These will be connected to the river through the creation of grups, cut through the original river wall to allow water to enter and leave the site with normal tidal fluctuations. Created features will include a main footdrain, leading to deeper ponds and with smaller footdrains attached to provide additional open water habitat and feeding locations for bittern.

2. Site history

- 2.1. BA/2014/0039/FUL: In 2014 consent was granted for flood improvement work.

3. Consultation

- 3.1. Consultation has taken place and the responses received are outlined below:

Carlton Colville Parish Council: Approve.
- 3.2. Ecologist: No objection subject to a condition relating to protection of water voles.
- 3.3. Suffolk Wildlife Trust: Supports the principle of the works. Two comments to clarify: timing of the works in relation to water voles and require a vehicle access across the new soke dyke.
- 3.4. Landscape Officer: No objection. The project involves flood protection and restoration of this area of Peto's Marsh to semi-natural wetland habitat. Visibility is likely to be limited from the River and railway line due to the existing retained floodbank and the long term landscape impact is likely to be positive.

- 3.5. Waveney and Lothingland Internal Drainage Board. The works require consent under the Board's Byelaws.

Environment Agency: No objections

- 3.6. No other representations have been received.

4. Policies

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

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

CS1 - Landscape Protection and Enhancement
CS3 – Navigation
CS4 – Creation of New Resources
CS9 – Sustainable Tourism

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

DP1 - Natural Environment
DP4 - Design
DP29 - Development on Sites with a High Probability of Flooding

[Modification Version of the Local Plan for the Broads \(January 2019\)](#)

The Local Plan Modifications Version is currently being consulted on (28/1/19 – 15/3/19) and therefore some weight should be given to the emerging Policies. These have been considered in the determination of this application but there are no alterations which affect the consideration in this case.

http://www.broads-authority.gov.uk/_data/assets/pdf_file/0008/1461644/Broads-New-Local-Plan-Publication-Modifications-version-January-2019.pdf

- 4.2. Other Material Considerations

[National Planning Policy Framework \(NPPF\)](#)

[National Planning Policy Guidance \(NPPG\)](#)

Neighbourhood plans

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

5. Assessment

- 5.1. The key issues in the determination of this application are the impact on flood levels, nature conservation and visual appearance. The proposal is accompanied by a Statement which outlines the proposal and the positive impact on the area.
- 5.2. The previous 2014 application has delivered significant benefits, notably in relation to enhanced flood defences and nature conservation management of the area. The applicant advises that the works will not have any measurable effect on water levels within this part of the River Waveney or Oulton Dyke and consequently no change in the flood risk either upstream or downstream and the Environment Agency do not raise an objection. The completed scheme will enhance the long-term flood protection to the area and provide a valuable area of additional habitat.
- 5.3. The works will be phased as set out in section 1 above and will be undertaken by Broads Authority staff. Once the works are complete the site will be monitored by the Broads Authority for five years and it will then be managed and maintained by Suffolk Wildlife Trust as the landowner.
- 5.4. The Suffolk Wildlife Trust has been consulted in its capacity as a nature conservation body and required clarification on two points. As a result the timing of the proposed works will take account of the presence of water voles by first undertaking mitigation works to ensure any water voles are displaced to the south of the site. A vehicle access across the new soke dyke has also been added to the plans as discussed and requested. The Broads Authority Ecologist has been consulted and is satisfied that there will be no adverse impact on any habitat or species.
- 5.5. There is no plan to have direct public access on the site as this would cause too much disruption to the habitats and species. However, the long term aim is for the wider reserve at Carlton Marsh to have hides with long views over the site in order to take advantage of the enhanced habitat and new species. This will reinforce the long term sustainability of the nature reserve and promote the recreation value of the area.
- 5.6. The Landscape officer has no objection to the works given that the project involves flood protection and restoration of this area of Peto's Marsh to semi-natural wetland habitat and concludes that the long term landscape impact is likely to be positive
- 5.7. There are no nearby properties which will be adversely affected by the proposal.

6. Conclusion

- 6.1. The proposal is in line with the previously approved flood defence work in this location in accordance with Local Plan Policy DP29.

- 6.2. The flood defence and nature conservation interests of the area will be safeguarded by the proposals as required by Local Plan Policies DP1 of the Development Management Policies DPD (2011) and Core Strategy (2007) Policies CS3, CS4 and CS9.
- 6.3. Visual and residential amenity will be safeguarded as a result of sympathetic design in accordance with Local Plan Policies DP4 and DP28(DMPDPD (2011)) and Core Strategy Policy CS1.
- 6.4. The ecological interest of the area will be safeguarded by the proposal as required by Broads Local Plan Policy DP1 and Core Strategy Policy CS1.
- 6.5. It is considered that the scheme will deliver clear benefits, including continued flood defence and additional habitat and nature conservation management and it satisfactorily balances this with an enhancement of recreation interest. It is therefore considered that, subject to the conditions outlined below, the scheme is consistent with development policy as set out in the Broads Local Plan (DM DPD(2011)) Policies DP1, DP4, and DP29 and Broads Core Strategy (2007) Policies CS1, CS3, CS4, and CS9.

7. Recommendation

- 7.1. Subject to no substantive representation/comment being raised from any outstanding consultees, this planning application be approved subject to the following conditions:
- Standard time limit conditions;
 - In accordance with the submitted plans and documents;
 - In accordance with the submitted water vole mitigation method statement;
- 7.2. The following informatives be specified on the decision notice:
- The permission shall be granted in the context of the Memorandum of Understanding between the Broads Authority and the Environment Agency on 25 April 2003.
 - The consent of the Internal Drainage Board is required prior to any works commencing. It is the applicant's responsibility to secure this.

Background Papers:

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Date: 20 February 2019

Appendix: Location Plan

