

# Planning Committee

## Agenda 2 May 2025

10.00am

The King's Centre, 63-75 King Street, Norwich, NR1 1PH

John Packman, Chief Executive – Friday 25 April 2025

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 (see [Appendix 1](#) to the Agenda for guidance on your participation having declared an interest in the relevant agenda item)
3. **To receive and confirm the minutes of the Planning Committee meeting held on 4 April 2025** (Pages 4-18)
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:**  
  
There are no applications for consideration.
8. **Enforcement update** (Pages 19-25)  
Report by Development Manager

## Heritage

9. **Neatishead and Hall Road, Barton Turf Conservation Area Appraisal** (Pages 26-103)  
Report by Heritage and Design Planning Officer

## Policy

10. **Belton with Browston, Burgh Castle and Fritton with St Olaves Neighbourhood Plan – Adoption** (Pages 104-105)  
Report by Planning Policy Officer
11. **Landscape Sensitivity Study update** (Pages 106-139)  
Report by Planning Policy Officer
12. **Consultation responses** (Pages 140-142)  
Report by Planning Policy Officer

## Matters for information

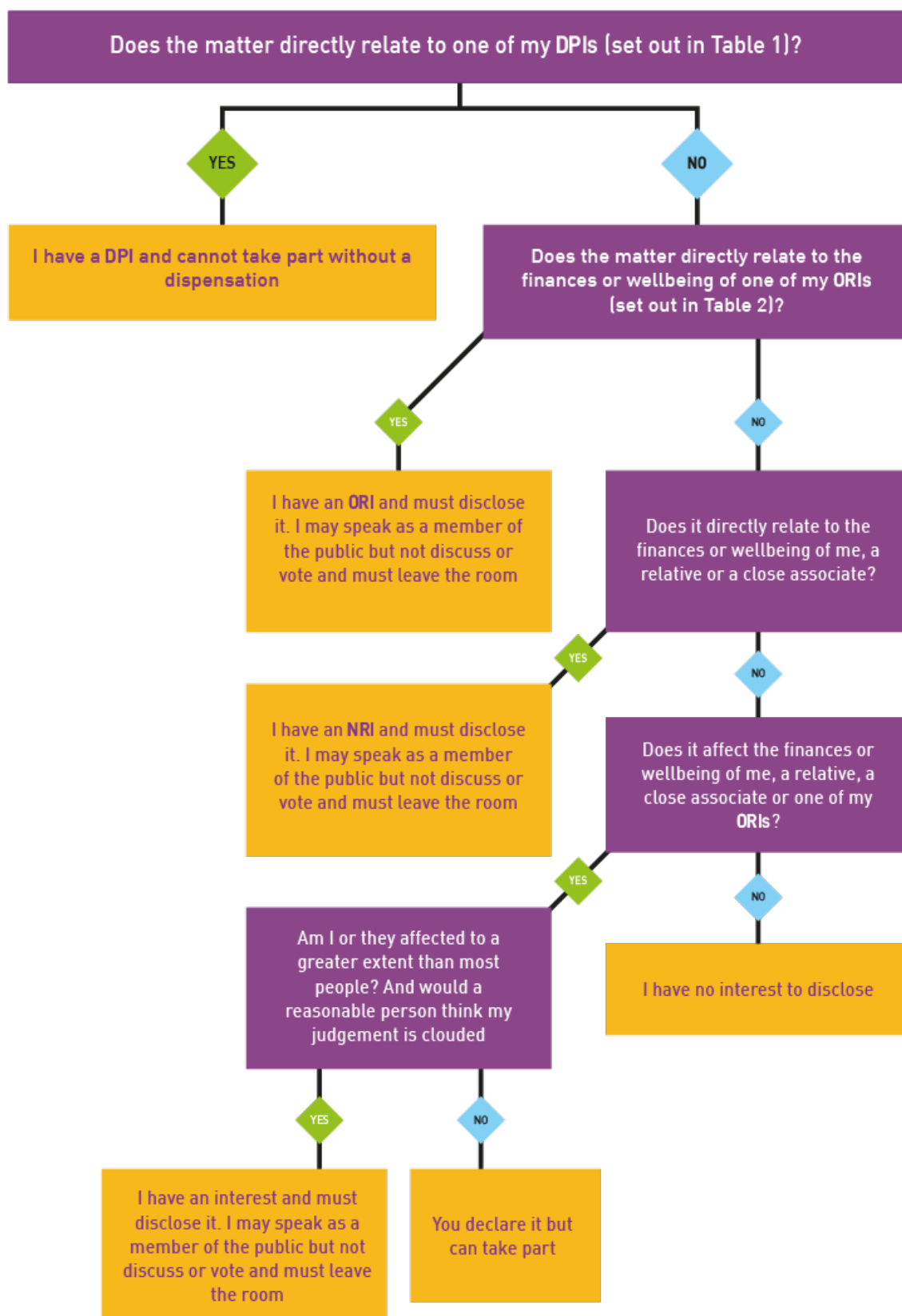
13. **Circular 28/83 Publication by Local Authorities of information about the handling of planning applications Q1 (1 January to 31 March 2025)** (Pages 143-149)  
Report by Planning Technical Support Officer
14. **Decisions on Appeals by the Secretary of State between 1 April 2024 and 31 March 2025 and monthly update** (Pages 150-157)  
Report by Development Manager
15. **Decisions made by Officers under delegated powers** (Pages 158-161)  
Report by Development Manager

## Other matters

16. Other items of business  
Items of business which the chairman decides should be considered as a matter of urgency pursuant to Section 100B (4)(b) of the Local Government Act 1972
17. **To note the date of the next meeting – Friday 30 May 2025 at 10.00am at The King's Centre, 63-75 King Street, Norwich, NR1 1PH**

For further information about this meeting please contact the [Governance team](#)

## Appendix 1 – Extract from the Local Government Association Model Councillor Code of Conduct



# Planning Committee

## Minutes of the meeting held on 4 April 2025

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## **Present**

Tim Jickells – in the Chair, Harry Blathwayt, Stephen Bolt, Andrée Gee, Tony Grayling, James Harvey, Gurpreet Padda, Matthew Shardlow and Fran Whymark

## **In attendance**

Natalie Beal – Planning Policy Officer (items 10-12), Jason Brewster – Governance Officer, Steve Kenny – Development Manager, Kate Knights– Heritage and Design Manager (item 9) and Ruth Sainsbury – Head of Planning

## **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.

Apologies were received from Martyn Hooton, Leslie Mogford, Vic Thomson and Melanie Vigo di Gallidoro.

## **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 7 March 2025 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

There were no applications for consideration.

## 8. Enforcement update

Members received an update report from the Development Manager (DM) on enforcement matters previously referred to the Committee. Further updates were provided at the meeting for:

Holly Lodge, Church Loke, Coltishall (Unauthorised replacement windows in listed building)

The DM advised that, following the serving of the Listed Building Enforcement Notice, an appeal had been lodged and the Planning Inspectorate of England had subsequently provided an appeal start date.

James Harvey joined the meeting.

## 9. Beccles Article 4 Direction revision

The Heritage and Design Manager (HDM) introduced the report, which proposed revisions to the Authority's Beccles Article 4 Direction (A4D).

An A4D provided a mechanism for restricting permitted development rights on residential properties in the context of particular sites and/or areas and, in the context of a Conservation Area, could be used to restrict works that may otherwise be detrimental to the amenity of an area. The Authority's A4D dated from 1997 and covered the area of the Beccles Conservation Area located within the Broads Executive Area. East Suffolk Council (ESC) had an equivalent A4D associated with Beccles, which bordered the Broads Executive Area. The Authority and ESC had reviewed their respective A4Ds to ensure that:

- The classes of General Permitted Development Order (GPDO) were consistent with current guidance.
- That the restrictions were still relevant and appropriate.
- They conformed with the latest National Planning Policy Framework guidance that required an A4D be applied to the smallest geographical area possible.

The review of the A4Ds had included annotating maps of the Beccles Conservation Area (CA) to show the locations of listed buildings, properties deemed to contribute to the character of the CA and properties that possessed original windows, doors and other features such as chimney stacks. The analysis of the Authority's A4D area had revealed a concentration of these categorised properties to the north of Puddingmoor while to the south, near to Waveney Meadow, there were not as many buildings that were considered to contribute to the character of the area.

The Authority proposed to reduce the area covered by its A4D which would see the removal of the southern part of Puddingmoor from the Article 4. Areas of the A4D to the north and west that covered open space would also be removed (a map was presented illustrating the truncated A4D area).

The review of the restrictions associated with the A4D had highlighted further changes. The installation of satellite dishes no longer posed the same risk as when this A4D was introduced in 1997. Given the proliferation of alternative digital broadcasting technologies this restriction would be removed. Under the current guidelines the wording of the restrictions associated with painting the exterior of a residential dwelling meant that any painting would require permission. This restriction would be removed as it was felt that requiring householders to secure planning permission to paint their properties was too onerous.

The HDM presented photographs of various properties associated with the Beccles A4D including those with river frontages as these were also included in the A4D.

The HDM confirmed that in order to revise an A4D the existing version would be cancelled and a new A4D would be created. These A4Ds would be available for public consultation from 14 April 2025 in conjunction with the equivalent revised A4Ds produced by ESC. The consultation period would be six weeks after which the A4Ds would be presented to the Planning Committee, at the 18 July 2025 meeting, for confirmation (subject to consultation responses). The A4Ds would come into effect on 4 August 2025 and the existing A4D would be cancelled.

In response to questions the HDM confirmed that the cancellation of the existing A4D and the creation of a new A4D covered a contiguous period of time with no gaps, that commercial properties and listed buildings were both covered by their own discrete permitted development rights and an A4D excluded new residential developments.

A Member, upon noting that the A4D's painting restrictions had resulted in at least one planning permission, wondered whether there was any merit to maintaining this restriction to ensure that proposed colour schemes were consistent and appropriate to the area. The HDM explained that the classes within the GPDO, which an A4D must follow, were prescriptive and did not allow the stipulation of a painting colour scheme.

Members welcomed the revised A4D for the added protection it afforded to the character of the Beccles CA.

Andrée Gee proposed, seconded by Harry Blathwayt

**It was resolved unanimously to endorse the making of an Article 4 Direction to cancel the existing Beccles Article 4 Direction and the making of an Article 4 Direction in a smaller area of Beccles.**

## 10. Local Plan for the Broads - Call for Sites

The Planning Policy Officer (PPO) introduced the report, which documented the sites put forward during the December 2024 call for sites. An assessment of each site was provided by

the Housing and Economic Land Availability Assessment (HELAA) Part 2 (Appendix 1 of the report). Whether these sites would be allocated in the Local Plan or not was described in Appendix 2 of the report, From HELAA to the Local Plan Part 2.

The PPO proposed to discuss each site within the HELAA providing a summary of each site, a location map, photographs of each site and a summary of each site's assessment.

#### Land south of Marsh Road, Halvergate

The initial submission had proposed 43 dwellings on land south of Marsh Road, Halvergate which would have increased the size of Halvergate by 50%. A subsequent submission proposed reducing the number of dwellings on the site to four. The site was an arable field enclosed by a hedge boundary with a number of existing properties opposite its northern boundary and adjacent to its western boundary. A number of comments had been received during the consultation of which some could be addressed by policy (as detailed in the Overcoming Constraints section of the assessment). There remained a number of significant areas that could not be addressed by policy.

Following the HELAA methodology both proposals were red rated for the lack of sustainable transport, highlighted by the Highways Authority objection, both were amber rated on access to local services and facilities with the 43 dwellings proposal receiving additional amber ratings for its impact on both landscape and townscape. In conclusion this site was not suitable for residential development and both the 43 dwellings and 4 dwellings would not be allocated in the Local Plan.

Members supported this assessment.

#### Land north of Thrigby Road, Filby

The proposal was for five dwellings on grade 1 agricultural land north of Thrigby Road, Filby used for horse grazing. The site was adjacent to a property that marked the existing south-west extent of both residential development in Filby and the proposed Filby development boundary. Thrigby Road ran along part of the site's southern boundary which was demarcated by a hedge with the remainder of this boundary formed by an access track, from Thrigby Road, leading to a property on the site's western boundary

The Highways Authority had objected to the site due to its lack of footway provision, the significant tree removal required to create access to the site and the lack of visibility when accessing the site. Other factors raised during the consultation included the erosion of the gap between Filby and Thrigby and increased pressure to develop the site opposite. The HELAA assessment resulted in red ratings for both the Access to site and Transport and Roads categories. The conclusion was that the site was not suitable for residential development and five dwellings would not be allocated.

Members supported this assessment.

#### Land at Ivy Lane, Oulton Broad (residential moorings)

The site was located to the west of Tingdene Marina and consisted of fen, reedbed and wet woodland to the south and east of Oulton Broad, opposite Oulton Broad Conservation Area.

To the west of the site was Ivy House Farm, a local heritage asset, and beyond that was Carlton Marshes Nature Reserve. The site would be accessed from Ivy Lane which included crossing a rail bridge. The proposal was to create a new mooring basin for the provision of 15 residential moorings.

The proposal required excavation resulting in the removal of peat and likely loss of biodiversity. The moorings would replace an area of settlement fringe changing the character of the area resulting in a more urbanised landscape. Concerns had been raised regarding the ability of the rail bridge on Ivy Lane to support more traffic including construction traffic. To the north of the railway bridge, Ivy Lane narrowed with no footway provision and was bounded by mature hedgerows. The hedgerow would be at risk to accommodate the improved road and footway required to accommodate the increased traffic associated with this development.

The HELAA assessment provided red ratings for access, impacts to the landscape, townscape, habitat and historic environment given the site's proximity to a Conservation Area. The assessment concluded that the site was not deemed suitable for development and 15 residential moorings would not be allocated.

Members supported this assessment.

#### Land at Ivy Lane, Oulton Broad (residential caravans and dwellings)

The site was located to the south of the previously discussed residential moorings site, with Ivy Lane as its eastern boundary, a railway line along its southern boundary and an existing caravan park forming its eastern boundary. The site consisted of grassland split into three fields with a number of trees in the eastern field and the south-western field used by a dog training business. As per the residential moorings proposal the site would be accessed from Ivy Lane. Two proposals had been submitted for this site: one for 250 residential caravans and another for 80 residential dwellings.

Given this site's use of Ivy Lane for access it shared the concerns raised for access to the residential moorings proposal albeit with a noticeable increase in traffic associated with the proposed 250 residential caravans or 80 residential dwellings. The residential caravans or residential dwellings would replace an area of settlement fringe resulting in a more urban character and a likely loss of biodiversity. The assessment provided red ratings for access, landscape, townscape and habitat. Historic environment also rated red highlighting a substantial WW2 period defensive system located on the eastern part of the site and potential impact on the setting of Ivy House Farm. In conclusion this site was not suitable for development and both the 250 residential caravans and 80 dwellings would not be allocated.

A Member asked whether the site could be accessed from the existing caravan park to the east. The PPO believed providing access to the site from the east would not be straightforward and highlighted that access was just one of a number of significant issues that resulted in the conclusion to not allocate this site.

Members supported this assessment.

#### Land at Home Farm, The Street, Thurne

The site consisted of grade 2 agricultural land with an area of hard standing on its south-west corner where some farm buildings were located. The proposal was for three residential dwellings.

There were no key services within Thurne and it had poor transport links and these factors were included in the Parish Council's opposition to this site. The Authority's Ecologist had noted protected species on the site and highlighted the site's proximity to the Broadland Special Protection Area. The PPO explained that the site would need to be marketed in accordance with the Local Plan and indicated that this marketing had not been undertaken.

The assessment provided a red rating for the lack of access to key services and a number of amber ratings including for impacts to landscape, townscape and habitat. The assessment concluded that the site was not deemed suitable for development and three residential dwellings would not be allocated.

Members supported this assessment.

#### Land off Hall Lane, Postwick

The site was an area of grass land bounded to the north by Hall Road, opposite Oaks Lane to the east with open fields to the south and west. The proposal was for five dwellings.

The Parish Council had objected citing, amongst other things, that the proposal was in conflict with the emerging Neighbourhood Plan and the accumulative impact when combined with another nearby development that had yet to be started. The Highways Authority had objected to the proposal indicating that the highway network was not capable of supporting further development.

The assessment provided red ratings due to the impacts on both landscape and townscape within the existing isolated area, the lack of access to key services, the unsuitability of existing road infrastructure and poor access. The site was concluded to be not suitable for development and five residential dwellings would not be allocated.

Members supported this assessment.

#### Land north of Marsh Road, Tunstall

The site consisted of grade 2 agricultural land with Marsh Road on its southern boundary, a Grade II\* listed church on its western boundary, a residential property on its eastern boundary and arable land to the north. The proposal was for three residential dwellings.

The development of this open field would have impacts on landscape and the setting of the neighbouring church. The Highways Authority had objected to this proposal indicating the highway network was not of a standard to support further development.

The assessment resulted in red ratings for Access to the site, Accessibility to local services and facilities, Nationally and Locally Significant Landscapes, Townscape, Historic Environment and Transport and Roads. The site was concluded to be not suitable for development and three residential dwellings would not be allocated.

Members supported this assessment.

#### Land south of Marsh Road, Tunstall

This site consisted of a mix of farm buildings and grade 2 agricultural land with arable land to the site's east and south, a property to its west and to the north, beyond a wooded border, Marsh Road. The proposal was for four residential dwellings.

This site was opposite to the previous Tunstall site and the previous responses regarding access to key services, access to the site and highways applied here as well. The nature of the site and its location to the south of the road meant that the impacts on landscape and townscape were reduced. The PPO indicated that the site had not been marketed in accordance with the Local Plan.

The assessment flagged red ratings for Access to the site, Accessibility to local services and facilities and Transport and Roads. The site was not deemed suitable for residential development and four residential dwellings would not be allocated.

Members supported this assessment.

#### Land at Broad Lane, Filby

The site was an area of greenfield land with Broad Lane forming its northern boundary, with residential properties to the east and west of the site and greenfield land to the south. An initial submission had proposed four dwellings with a subsequent submission proposing two dwellings.

The site was located next to a Special Protection Area and a Site of Special Scientific Interest and the mature trees on site connected to a wildlife corridor. There was peat nearby and the site would likely require an associated survey. The majority of the site was within Flood Zone 2 and 3, with only the north-east corner of the site, adjacent to Broad Lane, within Flood Zone 1. Given the larger area required for four dwellings this proposal presented a higher flood risk. The Highways Authority had responded that adequate visibility between Broad Lane and the A1064 Main Road was not achievable.

The assessment of both proposals provided red ratings for Access to the site, Biodiversity and Geodiversity and Transport and Roads. The site was not deemed suitable for residential development and both the four dwellings and two dwellings would not be allocated in the Local Plan.

Members supported this assessment.

#### The Old Boatyard, Whitlingham Lane, Trowse

The Old Boatyard, Whitlingham Lane had previously been assessed in the original HELAA (September 2023) when the site consisted of an existing boatyard and former rowing club and it had been submitted to extend its permitted use to include Class E - Commercial businesses and services (the Preferred Options version of the Local Plan and the emerging Publication version of the Local Plan allocated this site for Class E uses). Subsequently the boatyard had ceased operating and the site was empty. The site consisted of a number of buildings

including two boatsheds. An initial submission had proposed eight dwellings with a subsequent submission proposing 4-6 dwellings.

The location provided access to key services and there were no concerns raised by the Highways Authority. The HELAA assessment provided no red ratings and concluded that the site was suitable for residential development. The larger development was not considered in keeping with the pattern of development in the immediate vicinity and the eight dwellings would not be allocated in the Local Plan. Given the density of housing on that part of Whitlingham Lane, the site was deemed suitable for four dwellings. The PPO indicated that the site had not been marketed in accordance with the Local Plan and, as a consequence, four dwellings would not be allocated in the Local Plan.

The PPO confirmed that the previous HELAA assessment would continue and the site would be allocated for Class E use. In response to questions the PPO confirmed that the site provider would receive copies of both the HELAA Part 2 and HELAA to the Local Plan Part 2, that the site had not been advertised in any capacity and that the Local Plan requires a minimum marketing campaign of 12 months.

Members supported this assessment.

#### Land at Half Moon Barn, Upper Street, Horning

The site was a mix of brownfield and grade 1 agricultural land adjacent to Upper Street. The proposal was for two residential dwellings.

The site was located within the Horning Knackers Wood Water Recycling Centre (WRC) catchment area. This WRC had no foul water capacity and, as detailed in the Horning Knackers Wood Water Recycling Centre Joint Position Statement, there was a presumption against developments that increased these flows. The Highways Authority had objected raising concerns regarding the access visibility and indicating that new access onto a corridor of movement was not supported. There was no footway on Upper Street and there were no services and facilities within a walking distance from the site.

The assessment provided red ratings for Access to site, Accessibility to local services and facilities, Utilities Capacity and Transport and Roads. The site was not deemed suitable for residential development and two dwellings would not be allocated.

Members supported this assessment.

#### Land to the north of Upper Street, Horning

The site consisted of grade 1 agricultural land with its southern boundary with Upper Street bounded by properties to the east and west. The land extended to the north and east and overlooked the River Ant to the north of the site. The proposal was for 45 dwellings.

The site was located to the north and west of the previous Horning site and the previous consultation responses regarding access to services, highways and the Horning Knackers Wood Water Recycling Centre also applied here. This development would alter the character of that part of Upper Street, would remove views over the Ant valley and impact the wider landscape.



The assessment provided red ratings for Access to site, Accessibility to local services and facilities, Utilities Capacity, Nationally and Locally Significant Landscapes, Townscape and Transport and Roads. The site was not deemed suitable for residential development and 45 dwellings would not be allocated.

Members supported this assessment.

#### **Car Park at former Windboats site, Grange Walk, Norwich Road, Wroxham**

The site consisted of brownfield land, currently utilised as a car park, with boatyards to the north and residential properties to the south and west. The proposal was for two dwellings.

The Highways Authority had objected stating that the provision of adequate visibility from the existing access to the south on A1151 Norwich Road was likely to be unachievable. Concerns had been raised regarding the increased likelihood of illegal or inconsiderate parking arising from the closure of the car park. The PPO indicated that the site had not been marketed in accordance with the Local Plan. The assessment had provided a red rating for access to the site and concluded that the site was not suitable for residential dwellings. The two dwellings would not be allocated in the Local Plan.

A Member noted the traffic associated with its current use was greater than that associated with two dwellings and wondered whether the highways assessment was contradictory. The Head of Planning explained that the Highways Authority would have balanced the existing use and the proposed use when making their assessment. A Member added that the car park was associated with a local business and that the requirement to park in the vicinity would not be removed if the car park was replaced.

Members supported this assessment.

#### **Former Windboats site, Grange Walk, Norwich Road, Wroxham**

The site consisted of brownfield land with boatyards to the north and residential properties to the south and a car park to the west. The proposal was for 15 apartments.

The site was located to the east of the previous Wroxham site and the previous responses regarding highways applied here as well. The PPO indicated that the site had previously been marketed but not in accordance with the Local Plan. The assessment had provided a red rating for access to the site and concluded that the site was not suitable for residential dwellings. The 15 apartments would not be allocated in the Local Plan.

A Member noted the Parish Council's support for this site and was disappointed that the site had not been marketed in a manner consistent with the Local Plan.

Members supported this assessment.

#### **Land at Marlpit House, Belaugh Green Lane, Coltishall**

The site was within the grounds of an existing property that featured many trees with a Grade II listed building to the west, Wroxham Road to the south, Belaugh Green Lane to the east and arable land to the north. The site's boundaries to the west and south coincided with those of the Coltishall Conservation Area. The proposal was for two residential dwellings.

The proposed sub-division of the plot and the resulting loss of trees would be detrimental to the site's appearance and its contribution to the character and appearance of the area. There was a lack of services and facilities within a walking distance from the site. The Highways Authority had objected indicating that the provision of adequate visibility from access was likely to be unachievable. The assessment provided red ratings for Access to site, Accessibility to local services and facilities, Nationally and Locally Significant Landscapes and Townscape. The site was not deemed suitable for residential development and the two dwellings would not be allocated.

Having reviewed all the HELAA assessments, a Member was conscious that none of the proposed sites would be allocated in the Local Plan at a time when the government was focused on building more housing and asked how the Authority avoided the perception that it was blocking developments. The PPO explained that the Annual Monitoring Report provided evidence that the Authority permitted applications for new developments when they met local and national policy. The PPO reminded Members that a number of residential moorings had been allocated to the Local Plan following the earlier HELAA (September 2023) which demonstrated that the Authority would allocate sites when justified by the HELAA methodology and evidenced by the HELAA documents.

Tony Grayling proposed, seconded by Stephen Bolt

**It was resolved unanimously to endorse both the Housing and Economic Land Availability Assessment Part 2 and the document From the Housing and Economic Land Availability Assessment to the Local Plan Part 2 as evidence for the Local Plan.**

## 11. Consultation Responses

The Planning Policy Officer (PPO) introduced the report, which documented the response to the regulation 16 version of the Postwick with Witton Neighbourhood Plan issued by Postwick with Witton Parish Council. The PPO had raised no objections to this neighbourhood plan and had suggested some improvements and repeated some feedback provided on the earlier regulation 14 version of the plan.

Andrée Gee proposed, seconded by Harry Blathwayt

**It was resolved unanimously to endorse the nature of the proposed response to the Postwick with Witton Neighbourhood Plan.**

## 12. Local Plan - Preparing the publication version

The Planning Policy Officer (PPO) presented the report which detailed two amended policies and two amended items of evidence for reference by the publication version of the Local Plan. The PPO proposed to discuss each section of the report in turn and welcomed members' feedback.

### **Safety by the water policy**

The December 2024 National Planning Policy Framework (NPPF), under the promotion of public safety, had included a consideration for the safety of children and other vulnerable users in proximity to open water. Given the proliferation of water within the Broads and the significance of water based recreation to people living and visiting the Broads, safety by the water was an important matter. The Safety by the water policy had undergone considerable review by various officers within the Authority before its endorsement by the Authority's Management Team. The policy encouraged relevant developments to produce Water Safety Plans, with guidance from suitably qualified consultants, that reflected the water conditions for a given site and identified and addressed the site's associated risks.

A Member asked whether there were any cost implications for the Authority associated with this policy. The PPO responded that the responsibility for the production of a Water Safety Plan fell to the applicant and, while doing so, they would be expected to access the necessary expertise.

Members welcomed this policy for the improved water safety it offered to new developments in the Broads.

### **Rural enterprise dwellings policy**

Policy DM38 (Permanent and temporary dwellings for rural enterprise workers) had been updated to include a change, consistent with equivalent policies produced by other Local Planning Authorities, that required temporary accommodation to be considered in the first instance.

A Member believed that item c of the policy failed to capture the scenario when a new role had been advertised that resulted in a new starter, with no previous experience, being recruited. The PPO agreed to review this section of the policy with any subsequent change to be approved by the Head of Planning.

Members supported this update believing it to be a sensible option.

### **Local Housing Needs Assessment addendum**

The December 2024 NPPF and updated National Planning Policy Guidance (NPPG) required housing stock data, rather than population projection data, to be included in the methodology used to derive housing need within areas like the Broads. To address these changes to the NPPF and NPPG the Authority had commissioned an addendum to the original Local Housing Needs Assessment (see Appendix 3 of the report). The updated methodology had calculated a local housing need of 1,077 dwellings, triple that of the previous assessment's 358 dwellings. Members were reminded that the Authority's housing need was not additional to the need identified by the Authority's constituent districts but was part of their need.

### **Affordable Housing Topic Paper**

Following the result of a viability assessment of the Local Plan, the Planning Committee had, on 8 November 2024, endorsed an amendment to the Local Plan to include lower thresholds for off-site affordable housing schemes: Brownfield schemes located on the waterfront: 3-9 dwellings, Other brownfield schemes: 5-9 dwellings and Greenfield schemes: 3-9 dwellings.

Following consultations with the Planning Inspectorate of England, the PPO had collated the evidence for the amended affordable housing thresholds into an Affordable Housing Topic Paper (Appendix 4 of the report). This paper demonstrated that the Authority did not receive many suitable sites for affordable housing and sought to justify the contributions for off-site affordable housing schemes and the associated thresholds.

Matthew Shardlow proposed, seconded by Harry Blathwayt

**It was resolved unanimously to endorse the Safety by the water and Rural enterprise dwellings policies for inclusion in the Local Plan and both the Housing Needs Assessment addendum and the Affordable Housing Topic Paper as evidence to support the Local Plan.**

The PPO explained that a few more items for inclusion in the Local Plan would be presented to the Planning Committee at following meetings and confirmed that the completed publication version would be available for endorsement at the 18 July 2025 meeting.

### **13. Notes of the Heritage Asset Review Group meeting held on 21 March 2025**

The Committee noted the minutes of the Heritage Asset Review Group (HARG) meeting held on 21 March 2025.

The Chair indicated that the next HARG meeting would be on Friday 13 June 2025 at Yare House, 62-64 Thorpe Road, Norwich. The meeting would be followed by a site visit to some of the historic bridges on the River Wensum in Norwich.

### **14. Appeals to the Secretary of State**

The Committee received a schedule of appeals to the Secretary of State since the last meeting. The Development Manager indicated that an appeal had been lodged for a refused permission to replace 110m timber quay-heading with steel at Riversdale House, Hall Road, Barton Turf.

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

The Committee received a schedule of decisions made by officers under delegated powers from 21 February 2025 to 20 March 2025 and any Tree Preservation Orders confirmed within this period.

### **16. Other items of business**

There were no other items of business.

### **17. Date of next meeting**

The next meeting of the Planning Committee would be on Friday 2 May 2025 at 10:00am at The King's Centre, 63-75 King Street, Norwich.

The meeting ended at 11:40am.

Signed by

Chair

DRAFT

## Appendix 1 – Declaration of interests Planning Committee, 4 April 2025

Member	Agenda/minute	Nature of interest
Fran Whymark	10	Broadland District Councillor - other registerable interest.

# Planning Committee

2 May 2025

Agenda item number 8

## Enforcement update

Report by Development Manager

### 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 & Case number	Location	Infringement	Action taken and current situation [date of update]
14 September 2018 BA/2018/0047/ UNAUP3	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> </ul>

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<ul style="list-style-type: none"> <li>• Site being monitored 14 August 2019.</li> <li>• Further caravan on-site 16 September 2019.</li> <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> </ul>



Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<ul style="list-style-type: none"> <li>• Further information requested following scant PCN response and confirmation subsequently received that caravans 1 and 3 occupied on Assured Shorthold Tenancies [27/10/2021]</li> <li>• Verbal update to be provided on 3 December 2021</li> <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 [06/12/2021]</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 [11/04/2022]</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 [27/05/2022]</li> <li>• Solicitor instructed to commence prosecution [31/05/2022]</li> <li>• Prosecution in preparation [12/07/2022]</li> <li>• Further caravan, previously empty, now occupied. See separate report on agenda [24/11/2022]</li> <li>• Planning Contravention Notice to clarify occupation served 25 November 2022 [20/01/2023]</li> <li>• Interviews under caution conducted 21 December 2022 [20/01/2023]</li> <li>• Summons submitted to Court [04/04/2023]</li> </ul>

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<ul style="list-style-type: none"> <li>Listed for hearing on 9 August 2023 at 12pm at Norwich Magistrates' Court [17/05/2023]</li> <li>Operator pleaded 'not guilty' at hearing on 9 August and elected for trial at Crown Court. Listed for hearing on 6 September 2023 at Norwich Crown Court [09/08/2023]</li> <li>Hearing at Norwich Crown Court adjourned to 22 September 2023 [01/09/2023]</li> <li>Hearing at Norwich Crown Court adjourned to 22 December 2023 [26/09/2023]</li> <li>Hearing postponed at request of Court, to 8 April 2024 rescheduled date [16/01/2024]</li> <li>Hearing postponed at request of Court, to 14 May rescheduled date [10/04/2024]</li> <li>Court dismiss Defendants' application to have prosecution case dismissed. Defendants plead 'not guilty' and trial listed for seven days commencing 23 June 2025 [14/05/2024]</li> <li>Officers attended pre-trial hearing and date of full trial confirmed as above. No further information added by defendant. (21/03/2025)</li> </ul>
13 May 2022 BA/2022/0023/ UNAUP2	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	Unauthorised operation development comprising erection of workshop,	<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> <li>Enforcement Notice regarding kerbing and lighting served 1 June 2022</li> <li>Appeals submitted against both Enforcement Notices [12/07/2022]</li> </ul>

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
		kerbing and lighting	<ul style="list-style-type: none"> <li>• Appeals dismissed and Enforcement Notices upheld 29 July 2024.</li> <li>• Workshop to be dismantled and removed off site within two months; all associated structures and fixtures to be removed off site, services (electricity) to be disconnected and infrastructure to be removed off-site and the land to be made good within three months</li> <li>• Kerbed structure and lighting columns to be taken down and electricity connections to be taken up, all within two months; all structures, materials and associated debris arising from the above to be removed off site and the land to be made good within three months [30/07/2024]</li> <li>• Site visit to be carried out and owner reminded of compliance periods [27/09/2024]</li> <li>• Discussions continuing, held up by court case on other issue. [19/12/2024]</li> </ul>
21 September 2022 BA/2017/0006/ UNAUP1	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 [04/10/2022]</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 [24/11/2022]</li> <li>• Appeals dismissed and Enforcement Notices amended and upheld 29 July 2024.</li> <li>• Residential use of the caravans to cease, the caravans and associated structures, fixtures, fittings and domestic paraphernalia to be removed off site, services (including water and electricity) to be disconnected and</li> </ul>

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<p>infrastructure to be removed off-site and the land to be made good, all within six months [30/07/2024]</p> <ul style="list-style-type: none"> <li>• Owner to be reminded that notice to be complied with by 29 January 2025 [27/09/2024]</li> <li>• Discussions continuing [26/11/2024]</li> </ul>
<p>9 December 2022</p> <p>BA/2018/0047/UNAUP3</p>	<p>Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter</p>	<p>Unauthorised static caravan (Unit Z)</p>	<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 [20/01/2023]</li> <li>• Appeals submitted against Enforcement Notice [16/02/2023]</li> <li>• Appeals dismissed and Enforcement Notices amended and upheld 29 July 2024.</li> <li>• Residential use of the caravan to cease within two months; the caravan and associated structure or fixtures to be removed off site, services (electricity and water) to be disconnected and infrastructure to be removed off-site and the land to be made good within three months [30/07/2024]</li> <li>• Site visit to be carried out and owner reminded of compliance periods [27/09/2024]</li> <li>• Discussions continuing, held up by court case on other issue. [19/12/2024]</li> </ul>

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
31 March 2023 BA/2023/0004/ UNAUP2	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 [12/05/2023]</li> <li>• Appeal submitted against Enforcement Notice [25/05/2023]</li> <li>• Discussions continuing, held up by court case on other issue. [19/12/2024]</li> </ul>
2 February 2024 BA/2022/0007/ UNAUP2	Holly Lodge, Church Loke, Coltishall	Unauthorised replacement windows in listed building	<ul style="list-style-type: none"> <li>• Authority given to serve a Listed Building Enforcement Notice requiring the removal and replacement of the windows and the removal of the shutter. Compliance period of 15 years</li> <li>• LPA in discussions with agent for landowner [10/04/2024]</li> <li>• No resolution achieved through discussion. Legal advice sought [29/08/2024]</li> <li>• Case review – Listed Building Enforcement Notice to be served, in process of content being considered and drafted.</li> <li>• Listed Building Enforcement Notice served by hand on Friday 24<sup>th</sup> January.</li> <li>• Appeal submitted and valid – start date 19/03/2025. Will be dealt with by compliance officer. (21/03/2025)</li> </ul>

Author: Steve Kenny

Date of report: 15 April 2025

Background papers: Enforcement files

# Planning Committee

2 May 2025

Agenda item number 9

## Neatishead and Hall Road, Barton Turf Conservation Area Appraisal

Report by Heritage and Design Manager

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### Summary

The purpose of this report is to seek the approval of Planning Committee for:

- The adoption of the Neatishead and Hall Road, Barton Turf Conservation Area Appraisal,
- The proposed management and enhancement proposals, and
- A proposal to add a number of structures to the Broads Authority's Local List.

The report also outlines the changes to the document and the results of the public consultation.

### Recommendation

To approve the Neatishead and Hall Road, Barton Turf Conservation Area Appraisal and additions to the Local List.

---

## 1. Introduction

- 1.1. Neatishead Conservation Area was first designated in 1975 and was last appraised in 2011 when it was also extended. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to review conservation areas from time to time and to publish proposals for the preservation and enhancement of these areas. As such, as part of our review it was considered that the Neatishead Conservation Area should be re-appraised. This was also important as the Historic England guidance on *Conservation Area Appraisal, Designation and Management* (2019) had been updated in the intervening period.
- 1.2. The Neatishead and Hall Road, Barton Turf conservation area sits within both North Norfolk District Council's area and the Broads Authority's Executive area. In this instance, it was considered that the Broads Authority should lead the production of the document with input from North Norfolk District Council.

- 1.3. The appraisal and Local List additions were taken to the Heritage Asset Review Group on the 21 March. The group were content with the work undertaken and agreed it should come to Planning Committee for approval.
- 1.4. If the document is approved by Planning Committee, North Norfolk District Council will then take it to its committee for adoption.

## 2. The Appraisal

- 2.1. Firstly, we considered whether the existing conservation area boundary needed to be changed. We did not think this was necessary. However, following the public consultation we have changed the name of the Neatishead Conservation Area to the Neatishead and Hall Road, Barton Turf Conservation Area. Although this is more lengthy, it more accurately describes the conservation area boundary, which covers parts of Neatishead and Barton Turf.
- 2.2. The Appraisal document has been updated to comply with Historic England's guidance and to ensure that it takes account of changes that have taken place in the village in the last 14 years. The main changes to the document were:
  - Clearer information regarding the implications for homeowners
  - The inclusion of a Statement of Special Interest
  - The inclusion of a summary of the 'general character, location and uses'
  - Review of the 'Historic Interest' section to ensure it relates more clearly to the physical development of the place
  - Review of the 'Architectural Interest' section to ensure it highlights the building types, materials and particular eras of development that have helped to shape the place today and to help guide new development
  - The identification of character areas and spatial analysis of those areas, including setting, view, significance of open spaces, gardens, trees and landscape
  - An update of the assessment of condition
  - An update of the management and enhancement proposals
  - The inclusion of more mapping and up to date photos
- 2.3. The updated Neatishead and Hall Road, Barton Turf Conservation Area Appraisal is included at Appendix 1.

## 3. The Local List

- 3.1. The Broads Authority has a Local List which identifies buildings that positively contribute to the character of the conservation area and / or are of local significance.

3.2. While surveying the village as part of the appraisal process, we have identified buildings that we consider meet the criteria for Local Listing. It should be noted that most of these buildings were already identified as contributing to the character of the conservation area in the 2011 appraisal. It is proposed that the following buildings are added to the Broads Authority Local List:

- Brick bridge to Lime Kiln Dyke (partly BA area)
- White Lodge (and garage), Hall Road
- Outbuildings adjacent to Staithe Lodge, Hall Road
- Lime Kiln Cottage and wall between Lime Kiln Cottage and Kingfishers Cottage, Hall Road
- Violet Cottage, Irstead Road
- The Old Eagle, Irstead Road
- Woodcote, Irstead Road

3.3 Survey sheets for these buildings are attached as Appendix 2. All of the above buildings are within the Broads Authority Executive area. North Norfolk District Council is considering whether it adopts as Local Listings the buildings identified in its area as positive contributors. Appendix 2 of the document provides a list of all of those buildings considered to contribute positively to the whole conservation area, including those we propose to Locally List.

## 4. Public Consultation

4.1. The draft Neatishead and Hall Road, Barton Turf Conservation Area and proposed additions on the Local List were consulted on between 2 September and 14 October 2024. Organisations such as Historic England and Norfolk County Council were consulted, along with residents of the conservation area and the parish councils. We held a public drop-in session at the New Victory Hall in Neatishead on Saturday 14 September and this was well attended.

4.2. We received a good number of constructive comments (see Appendix 3) which have been considered and the document or local listing survey sheets amended as appropriate.

## 5. Financial Implications

5.1 The adoption of the Neatishead Conservation Area Appraisal and additions to the Local List should not have any financial implications for the Authority.



## 6. Conclusion

- 6.1. It is recommended that Members of the Planning Committee approve the adoption of the Neatishead Conservation Area Appraisal and the additions to the Local List. Once adopted, the appraisal will provide a document that the Authority can reliably use in providing development management advice, decisions and appeals and can be used by home owners, residents, agents and others to ensure that new development continues to preserve and enhance the character of the conservation area.

Author: Kate Knights

Date of report: 3 April 2025

[Broads Plan](#) strategic objectives: D3

Appendix 1 – [Neatishead and Hall Road, Barton Turf Conservation Area Appraisal](#)

Appendix 2 – [Survey sheets of proposed Local Listings](#)

Appendix 3 – [Consultation responses](#)

# Neatishead and Hall Road, Barton Turf Conservation Area Appraisal



Limekiln Dyke

Adopted by the Broads Authority xxxxxxxxxxxxxxxxx

Broads Authority  
Yare House  
62-64 Thorpe Road  
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<b>Cover photo credit: Broads Authority</b>	

## Statement of Special Interest

Neatishead is a quiet traditional village connected to the busy Broads waterways via Limekiln Dyke and Barton Broad. A cluster of houses line two roads running parallel to Limekiln Dyke, which is largely hidden from public view by many mature trees, whilst the centre of the village sits just to the west. Its character owes much to its setting in the landscape; the surrounding agricultural countryside sits at a higher level concealing much of the village, which is further shielded by wooded areas to the east and the west.

## Introduction

### What are Conservation Areas?

A conservation area is defined as an 'area of special architectural or historic interest the character of which is it desirable to preserve or enhance' (Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990). As described by Historic England (2020):

*'Historic places convey a sense of uniqueness and awe and are strong emotional pillars for common values, connecting communities across England. Cultural heritage as a physical resource can play a critical role for community cohesion, collective action and in shaping human health and societal wellbeing. Heritage can also improve personal wellbeing, by helping us understand our past, our individual and communal identity and help us connect with the places where we live'. There are therefore clear community benefits for the protection and preservation of high-quality historic environments such as conservation areas'.*

Designation of a conservation area recognises the unique quality of a place. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and landscape. Many elements contribute to the character and appearance of an area, resulting in a distinctive local identity.

They may include:

- the architectural quality of the buildings themselves
- the materials of which they are made
- their relationship with one another and their setting
- the character of the spaces between buildings, including walls, hedges and trees and ground surface materials
- views both within the area and from outside.

The extent to which a building or group of buildings and structures positively shape the character of a conservation area comes from their street-facing elevations, the integrity of their historic fabric, overall scale and massing, detailing and materials. Rear and side elevations can also be important, particularly in the Broads where building elevations often face and address the river or Broads, side views from alleys and yards or views down onto buildings in valleys or low-lying topographies. If the special qualities of a conservation area are retained and inappropriate alterations prevented, the benefits will be enjoyed by owners, occupiers and visitors to the place, including the ability to experience interesting and important heritage structures and places. It is therefore in the public interest to manage the area's character and appearance for cultural appreciation.

It should also be acknowledged that change is inevitable, and often beneficial, and the purpose of Conservation Area status is not to prevent development but is a means of managing change in a way that conserves and enhances the character and appearance of historic areas.

### Legislative and policy background

The concept of conservation areas was first introduced in the Civic Amenities Act 1967, in which local planning authorities were encouraged to determine which parts of their area could be defined as "Areas of Special Architectural or Historic Interest, the character or appearance of which it is desirable to preserve or enhance". The 1967 Act was important because for the first time recognition was given to the architectural and historic interest, not only of individual buildings but also to groups of buildings: the relationship of one building to another and the quality and the character of the spaces between them.

The duty of local planning authorities to designate conservation areas was embodied in the Town and Country Planning Act 1971, Section 277. Since then, further legislation has sought to strengthen and protect these areas by reinforcing already established measures of planning control, which is now consolidated in the Planning (Listed Buildings and Conservation Areas) Act 1990.

The National Planning Policy Framework (2024) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest. Although primarily in the Broads Authority's Executive area, half of the land is in North Norfolk District Council's area. The village sits outside the settlement limit and so new development is likely to be limited. However, the Broads Local Plan (2019) sets out the Authority's policies for guiding development within the Broads Executive Area, whilst the Core Strategy (incorporating development management policies) Development Management DPD (2008) sets out policy for guiding development within North Norfolk District Council's area (see more information at **Appendix 4** planning policy and guidance).

## **Aims and objectives of the appraisal**

Neatishead has a particular character worthy of conservation. The Conservation Area at Neatishead was originally designated in 1975 and the document last appraised in 2011. This re-appraisal (2025) aims to bring the document in line with current Historic England guidance, examines the historic settlement and special character of Neatishead, reviews the boundaries of the Conservation Area and suggests areas where enhancements could be made. It also identifies buildings that contribute to the character of the Conservation Area and it is hoped they will be locally listed.

The intention is that the appraisal provides a sound basis for development management to ensure that proposals for change enhance and protect the Conservation Area as well as stimulating local interest and awareness of both problems and opportunities. It should be of use to everyone involved in changes to the built environment in the village and help to inform home owners, architects and developers when putting together proposals for change and planning departments and Planning Inspectors when making decisions on those applications.

## **What does designation mean for me?**

To protect and enhance the Conservation Area, any changes that take place should positively conserve the character and special interest that make it significant. Statutory control measures are intended to prevent development that may have a negative or cumulative effect on this significance.

The additional controls in Conservation Areas include:

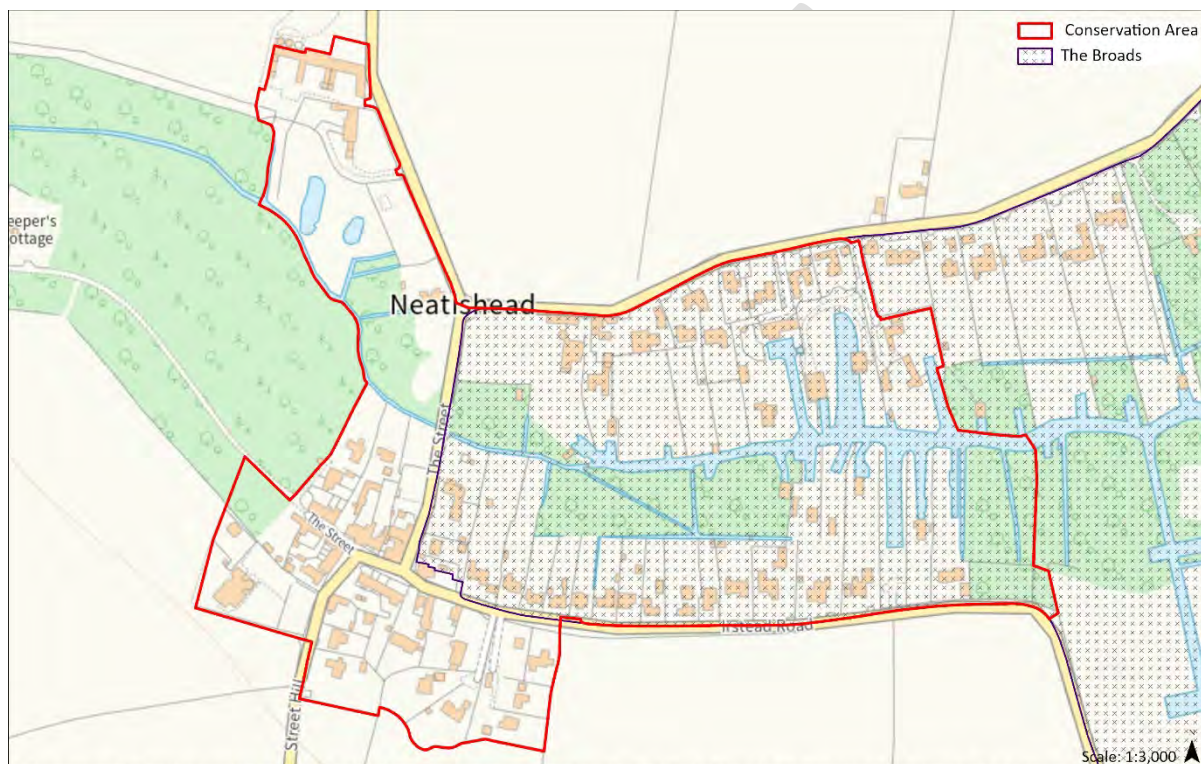
- The extent of Permitted Development Rights - Permitted Development Rights (i.e. changes that are allowed without requiring planning permission from the local authority) may be restricted.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.
- Demolition - Demolition or substantial demolition of a building within a Conservation Area will usually require planning permission from the local authority.
- Trees - If you are thinking of cutting down a tree or doing any pruning work to a tree within a Conservation Area you must apply to the local planning authority (through a tree works application titled 'works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area') 6 weeks in advance. This is to give the local planning authority time to assess the contribution that the tree makes to the character of the Conservation Area and decide whether to make a Tree Preservation Order.

It should be noted that the types of alterations/development that need permission can be altered by the local planning authority by the making of Article 4 Directions. It is therefore



advisable to check with the local planning authority before preparing to start any work within a Conservation Area.

Contact details for both the Broads Authority and North Norfolk District Council can be found at **Appendix 5**. For clarity, North Norfolk District Council are the district council for the whole of the conservation area and have responsibility for services such as refuse collection, planning and housing. However, some of the properties within Neatishead also fall within the Broads Executive Area and the Broads Authority are responsible for the planning function within their boundary. For a plan of properties and land that fall within the Broads area please see **Map 1 below**.



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## General character, location and uses

### Location

Neatishead lies some 11 miles (20 km) north east of Norwich and to the west of Barton Broad. In common with the nearby settlements of Barton Turf and Irstead, Neatishead has its own staithe giving access to Barton Broad via Limekiln Dyke, a narrow channel leading off the head of the Broad. The village has a community-run village shop, a public house and well-used village hall, as well as other facilities. The village is also connected to a network of footpaths that provide access to the surrounding countryside, including Gay's Staithe, Barton Broad and Alderfen Broad nature reserve.



### Neatishead Staithe

The civil parish has an area of 7.71 km<sup>2</sup> and the 2021 census records a population of 547 in 254 households. Limekiln Dyke forms the boundary of the Neatishead parish to the north. Thus part of Neatishead conservation area (Hall Road and Ikens Farm), is in the adjoining parish of Barton Turf. To the south of Neatishead, the other settlements within the parish are Cangate, Workhouse Common, Threemhammer Common and Butchers Common.

The countryside around the village slopes gently down to the flood plains beside Limekiln Dyke, Barton Broad and the marshy fens to the south east. Wooded areas around the watercourse and to the west and east of Neatishead village make it a very private place. The topography restricts views into the conservation area to the buildings on higher ground, notably those that have been constructed in the 20<sup>th</sup> century to the south and east.

Similarly, the views out of the conservation area are restrained by the wooded fringes and the byroads which are at a lower level than the surrounding countryside.



### **Limekiln Dyke**

It should be noted that the conservation area covers only Neatishead village centre, Ikens Farm and the area around Limekiln Dyke and this appraisal will therefore focus on this geographical area. However, the life of its inhabitants was (and still is) very much associated with the wider area, with settlements in Cangate, Threehammer Common and Butcher's Common all being within the Neatishead Parish boundaries and with facilities such as the Baptist Chapel, school, workhouse and mills being outside Neatishead village. There are also strong historic and social links between Neatishead, Barton Turf and Irstead due to their proximity to one another and their relatively isolated location between the A1151 to the west and the river Ant and Barton Broad to the east.

Historically most of the residents of Neatishead would have been employed on the land or waterways surrounding the village. However, changes in agricultural practices and improved transport have meant that today less of the residents work in the parish, and the riverside setting has made this a popular location for retirement and for holiday accommodation, although unlike some other settlements in the Broads area, the proportion of buildings in seasonal use appears to be relatively low.

## Geological background

The underlying geology of Norfolk is Cretaceous Chalk, but it only appears as a surface rock in the west of the county. With an approximate age of 100 million years, it is the oldest rock type to be found in East Anglia, and as it was subjected to smoothing glacial action a much more subdued topography has resulted than in other areas of Britain, such as the downs of the Chiltern Hills. In the eastern part of the county (roughly east of a north-south line through Norwich) the Chalk was overlain in Pleistocene times by a series of sand, muds and gravels, and these shelly deposits are known as crags. Subsequent glacial deposits gave rise to fertile sandy loam soils found in the Neatishead area, which are generally free draining apart from the areas adjacent to the watercourses where ground water gleys (areas of waterlogged clay) are found.

## Historic Interest

It is thought that the name of the village originates from Snateshirda – ‘household of a retainer’ or Snaet’s household, and that the ‘s’ was lost during Norman times. In the Domesday Book it is referred to by the name of Snetesherd, later changed to Netesherd. The Domesday Book, which was a census of the population and productive resources of the country, recorded land in the Parish as belonging to the abbey of St Benet at Holme. It also recorded that land in the Parish supported four heads of cattle and five pigs. The inclusion of the Parish in this document indicates that it was settled before the Norman Conquest.

During the medieval period, large areas of peat were cut to provide fuel. These peat cuttings subsequently flooded and became the broads (the closest broad to the village being Barton Broad). However, no medieval buildings survive in the conservation area. The remains of a post medieval limekiln found in the garden of a house on Hall Road, to which lime was brought by Wherry, give Limekiln Dyke its name.

In common with other parts of East Anglia, the area benefited from the wealth of the woollen trade during the 15th and 16th centuries. Fine churches such as St Michael’s at Barton Turf to the north of Neatishead and St Peter’s which is Neatishead parish church at Threehammer Common are testament to this (neither church is within the conservation area). However, by the end of the 17th century, with the gradual decline of the East Anglian wool trade, the church of St Peter had fallen into decay and in the late 18th century the chancel was converted to be used as the church, much as can be seen today.

It is likely that Beeston Hall played a part in the development of Neatishead village, with the main village centre clustered around the eastern entrance to the estate. The Beeston estate was already in existence in 1640, when it was bought by the Preston family. Between 1773 and 1777 the hall was extensively remodelled, with a new Gothic façade and then completely rebuilt in a similar style but re-located a little further north in the 1780s. Around 1774-1778, Nathaniel Richmond, the landscape architect, was commissioned to modernise the landscape, which included the creation of the long serpentine lake. The parkland is now a Registered Park and Garden, the eastern end of which extends into the conservation area.



Between the lake and the village is Street Plantation, which was planted at the eastern edge of the estate and screens the village from the estate. One of the entrances into the estate runs from The Street in the village centre, through the plantation.

Evidence of the connection between the Hall and the village is the wall of the old Stable block. Dating from around 1780, it is a flint-faced crenelated structure which runs along the south-western side of The Street. Its Gothic design bestowed a high status on the stables and mirrored the style of the remodelled hall and would have provided an impressive entrance into the estate. The stables would have provided employment for local people, as would the Old Laundry on Street Hill, which dates from the mid-18th century and is thought to have provided a laundry for the estate. The Preston family of Beeston Hall were active in village life, financing the construction of the school at Butchers Common in 1846, which not only educated the children of the village, but provided 'night classes' for the adults.



### **The wall of the old stable block dating around 1780**

Census returns for the latter half of the 19th century indicate that Beeston Hall continued to be a significant employer. Cottages on The Street (such as the terraced housing adjacent to Victory Hall and opposite The White Horse) housed estate workers and their families.

In 1845, White's History, Gazetteer and Directory of Norfolk records the population of the parish of Neatishead as 697 occupying 1905 acres of land. In common with other rural settlements at that time, it would appear that the parish was largely self-sufficient, as in addition to the usual yeoman farmers, the occupations listed included all the trades expected to support a self-contained settlement - beer seller, bricklayer, blacksmith,

saddler and grocer, wheelwright, and ironmonger, curate, gardener, tailor and draper, veterinary surgeon, schoolmaster, joiner, butcher, plumber and glazier, Baptist minister, tailor/post office. By this date, development continued to be primarily clustered around The Street and Street Hill, with more sporadic development along Hall Road and Irstead Road.

In 1868 the Methodist Chapel in Irstead Road was built on land donated by Sir Jacob Preston. A bungalow now occupies the site after the chapel was demolished in the 1960s. The Preston family also built a reading and club room for the village on Street Hill. Shortly after the First World War this was purchased by the parish from Sir Edward Preston and was extended and reopened as the Victory Hall in 1919, as a memorial to the village men who had lost their lives in the war. It continued to play a significant part in village life until 2009 when the New Victory Hall was opened on adjacent land. The former Victory Hall has since been converted to a dwelling.



### **Street Hill entering the main village and Victory Hall**

Nineteenth century maps, including the tithe maps from c1840, clearly show a brickworks with brick kilns located to the south of the village centre and west of the old Forge on Irstead Road, in the location of the current Brick Kiln House and the adjoining cul-de-sac. This exploited the clays present in the Crag formation, that also contained deposits of the sand required for brick-making. The brickwork presumably provided locally-sourced bricks for many of the buildings in the village.

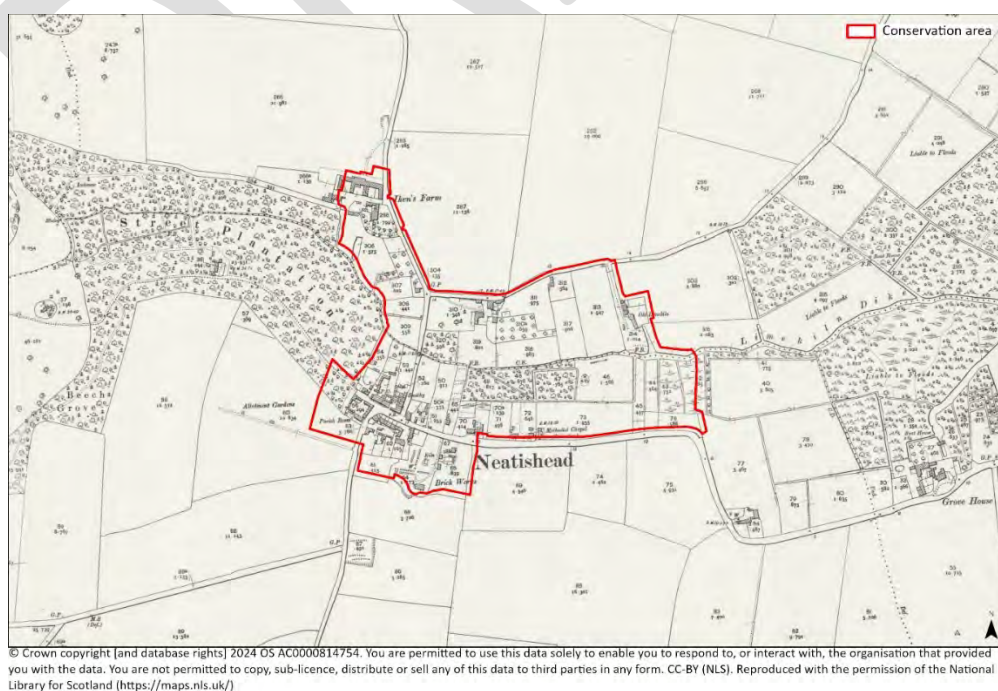
Boathouses and the lime kiln are shown along Limekiln Dyke on 19th century maps, and so it is likely that the waterway was used by residents for work, access and leisure. However,



Neatishead Staithe, which has never been used for trade, was dug out as late as 1933 at a cost of £300 and opened to the public only three months after the idea was approved by the Parish Council. Since 1933 it has provided a mooring point for visitors to the village and improved access to the waterways for all. Prompted no doubt by the existence of the public staithe at Neatishead, planning permission was granted for the installation of a boatyard on the northern bank of the dyke at Barton Turf in 1955 on the site of paddocks. Known as Neatishead Boatyard, the site was situated to the immediate west of Limekiln and Kingfishers Cottage. The boatyard grew in both 1957 and 1963. At some point, and up until 1968, the site was used by Aquafibre Boatbuilding Ltd (a plastic boat hull manufacturer), after which the site was leased to a boat hire company of 35 motor cruisers. Shortly after, the site ceased use as a boatyard and most buildings demolished, although some remain today.

By the middle of the 20th century the population of the parish had fallen to 458 and in the most recent census in 2021, had risen to 547 in 254 households. The decline in population in the late 19th and early 20th centuries was in part due to the agricultural depression in the 1870s and subsequent changes in agricultural practice, with the amalgamation of small farmsteads into larger farming units and increased use of mechanisation providing fewer opportunities for local employment.

With increased mobility allowing residents to work away from the village, the pattern of development changed during the 20th century, when a number of detached houses in large gardens were constructed, many taking advantage of access to the waterside on both sides of Limekiln Dyke. This is very evident on Hall Road, but can also be seen on Irstead Road towards the Staithe and in the late 20th century extension to the village on the rising ground to the south.



**Map 2 OS map c. 1906**

## Architectural Interest and Built Form

Five buildings within the conservation area boundary are included in the Secretary of State's list of buildings of special architectural or historic interest. These are listed in **Appendix 1**. There are also a number of buildings which are considered to make a positive contribution to the character of the conservation area and these are noted in **Appendix 2**. There are no scheduled monuments in the conservation area.



**The Old Laundry, Street Hill, Listed Grade II**

The earliest remaining buildings in the conservation area appear to date from the 18<sup>th</sup> century and include Iken Cottage, Iken Farm House (grade II listed) and the barn at Iken Farm (also grade II listed), located on Smallburgh Road in the north-west part of the conservation area. The buildings are located outside the village centre but contribute to the conservation area as exemplars of typical forms of 18<sup>th</sup> century development (cottages, a farm house and associated barns) built in vernacular materials (soft Norfolk red brick, thatch and red clay pantiles) with traditional detailing.



### **Ikens Farmhouse, Listed Grade II**

In close proximity to Iken Cottage is White Lodge, situated on the corner of The Street and Hall Road, and likely to date from the early 19<sup>th</sup> century, although possibly with an earlier core. A series of historic outbuildings and structures are retained, such as the coach-house, which were once associated with White Lodge but some of which are now in separate ownership.

One of the oldest and most significant buildings in the village centre is the grade II listed Old Laundry, located as one enters the village from the south on Street Hill. It dates from the mid-18<sup>th</sup> century and is said to have served Beeston Hall. It is constructed from red brick, the ground floor 18<sup>th</sup> century windows sitting under basket arches whilst the leaded first-floor casements each have a decorative brick apron. The central door has a decorative roll-moulded timber doorcase and pediment containing a cherub's head. The roof is steeply pitched with red clay pantiles.

Also of significance and of an almost concurrent date (c. 1780) is the grade II listed wall to the old Beeston Hall stables on the western end of The Street, close to the east entrance of the Beeston Hall estate. Now tucked away down what is effectively a cul-de-sac, the impressive crenelated flint and brick wall is an impressive and surprising feature. There is little other flintwork in the village, which emphasises its high status and association with the flint-faced Beeston Hall. Both the Old Laundry and stable wall appear to be part of the rejuvenation of buildings on, and associated with, the Beeston Hall Estate during the second half of the 18<sup>th</sup> century.



In close proximity to the wall (opposite) is the grade II listed March House, a typical Georgian dwelling dating from the late 18<sup>th</sup> century. The building is built from red brick with a centrally-placed panelled door in a fluted Doric timber doorcase with hood. It also retains its timber eaves cornice with paired modillions and the front garden retains its iron railings, as do other houses along this part of The Street. The building sits within a terrace containing other buildings that contribute to the character of the area, each of the neighbouring properties retaining elements of historic shopfronts, indicating the commercial nature of this part of the village. The Regency Guest House also retains much of its architectural character and its front railings. It is interesting to note that this slightly higher status row of buildings have glazed black pantiles, rather than the more commonly found red pantiles on the worker's cottages in the village.



### **The Regency Guest House**

Prior to the middle of the 20<sup>th</sup> century, a large proportion of the population must have found employment within the parish or close by, predominantly in occupations relating to agriculture or the surrounding wetlands or serving the Beeston Hall estate. The majority of the buildings in the village were, and still are, in residential use. Small to medium sized cottages prevail, most of them terraced and set in gardens large enough to grow vegetables for the family. Traditionally, these smaller dwellings were tied cottages in the ownership of the employing farmers; many of them would have been connected to Beeston Hall, which was a major source of employment until the middle of the last century. The terraces on The Street and Street Hill are typical, with either red or painted brickwork, relatively small window openings that would have contained casement windows (now almost all replaced

with UPVC), pitched roofs with red clay pantiles and prominent regularly-spaced chimney stacks, that contribute greatly to the roofscape of the conservation area.



### **Terrace cottages on The Street**

By the 20<sup>th</sup> century, the village started to expand along Hall Road and Irstead Road. Although there are some small-scale 19<sup>th</sup> century cottages remaining, the predominant character of the more recent buildings is suburban, with bungalows and larger chalet bungalows being the predominant form of development. Some of these buildings reflect elements of traditional design, for example through the use of red brick and dormer windows but predominantly have quite a different to the historic centre of the village.

Many of these properties along Irstead and Hall Road back on to Limekiln dyke and have private access to the waterways. Boathouses are a prominent building type on the water's edge. They are generally traditional in style and constructed of timber with a variety of roof coverings including thatch, clay plain tiles or modern corrugated sheet roofing substituting for the traditional corrugated iron covering.





### **Boathouse on Limekiln Dyke**

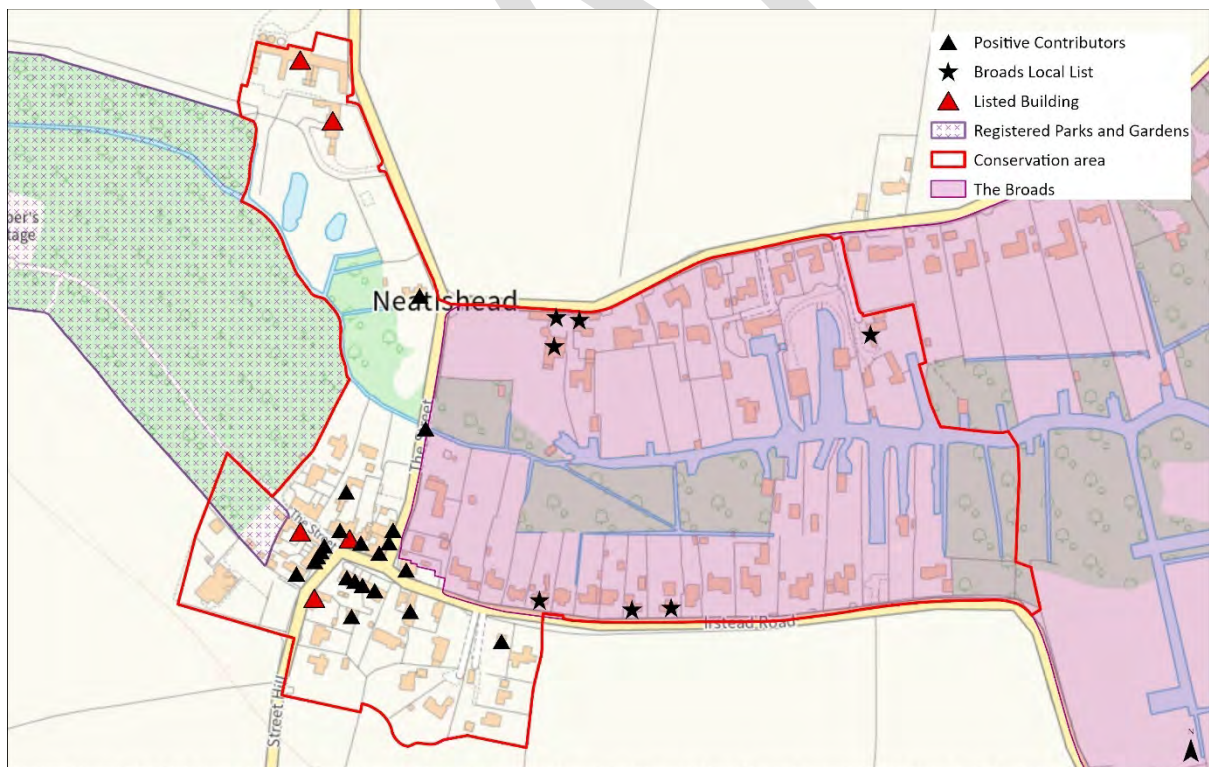
#### **Summary of materials in the conservation area**

Red brick mainly laid in Flemish bond and red or black (smut) pantiles, are materials traditionally found in north Norfolk, and they predominate in the pre 20<sup>th</sup> century buildings in the conservation area. Some of these buildings have been painted and the pantiles replaced with alternative materials in the 20<sup>th</sup> century. The earlier buildings have steeply pitched roofs some of which would have been thatched; Ikens Farm is a notable survivor. In the main, ridges run parallel to the line of the roads, reinforcing the sense of enclosure, particularly with the terraces in The Street. It is reasonable to conclude that many of the cottages in the village were constructed of locally produced materials. Local clays are suitable to produce the traditional soft red brick and there were lime kilns, brick kilns and brick fields in the village.





**Traditional cottage on the junction of Smallburgh Road**



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**Map 3: Heritage assets in the conservation area**

In the main, later buildings have continued the use of these local materials or ones that have a similar tonal value, which has helped to maintain the character of the village. A variety of other materials were introduced in the 20<sup>th</sup> century buildings beside Limekiln Dyke. Stained timber, painted render and plain clay tiles are found here, which seem to fit in with the general character of the waterside setting. However, this has much to do with the form of the individual buildings, some contributing more than others to the character of the area.

## Spatial analysis, landscape features and important views.

The existing Neatishead conservation area covers the historic settlement, which is compact and concentrated to the south east of Limekiln Dyke, where Street Hill and those parts of the Street and Irstead Road nearest the crossroads contain a tight development of mainly smaller dwellings built close to the road. The absence of pavements in the village adds to the intimacy of the street scene.



### Looking towards the crossroads of The Street and Irstead Road

Along Irstead Road towards The Staithe, development is primarily restricted to the north side of the road; the houses are of medium size, set further back from the road in larger plots with a variety of mature trees, with a consequent change of character. To the south of Irstead Road, new development on rising ground, whilst in a different form, does not unduly disturb the historic rhythm of the village.





### **The Old Eagle on Irstead Road**

North of Limekiln Dyke on Hall Road, the houses almost exclusively date from the mid 20<sup>th</sup> century and are generally sited on the higher ground nearer the road in large gardens running down to Limekiln Dyke with many mature trees. The conservation area extends to the north west of Limekiln Dyke to include farmland and Ikens Farm (shown as Storey Farm on early maps).



### **Large modern houses on Hall Road**

## Trees and open spaces

The village benefits from a richly wooded setting with Street Plantation within the Beeston Hall estate to the west providing a backdrop to the historic centre, and carr woodland with mature trees around Limekiln Dyke and to the east.

The wooded areas to the east and west of the village centre and the many mature trees within the village are extremely important to the character of the conservation area, and both short term and long-term maintenance should be considered by owners to retain their positive contribution.

The two public open spaces on Street Hill (containing the village sign) and at The Staithe and the private grounds of White Lodge make significant contributions to the character of the conservation area.



**The village sign at Street Hill**

## Boundaries

Deciduous hedges are the main materials for boundaries throughout the conservation area, reinforcing the rural character, especially in the more open parts of the village. Where timber fencing is used, low picket style timber enclosures are visually more successful than open post and rail or taller close boarded fences. Where historic brick walls or railings survive these are important in enhancing the historic character of the settlement. There has been some erosion of boundary treatments to enable onsite car parking, especially on Irstead Road. This results in a loss of the sense of enclosure that the boundary treatments provided and erodes the rural character of the lanes and is regrettable.



## Views

In the village centre, views are limited due to the tight-knit nature of development. At the edge of the village on Hall Road, there are good views north towards the tower of the grade I listed St Michael's Church at Barton Turf. Also on Hall Road looking west, the gable end of Iken Cottage provides an attractive focal point nestled amongst the trees.



### **Attractive focal point of Iken's Cottage**

On Irstead Road, the view north from the Staithe car park along The Staithe is an attractive one, with the water, boats and trees creating a pleasing environment.

The entrance to the village from Street Hill is an important gateway and of a rural character.

The rural setting of the village contributes to its significance and the setting of the Conservation Area would be a consideration in any planning decisions.





### **Attractive environment of the Staithe and Limekiln Dyke**

#### **Streetscape and buildings**

##### **Street Hill and The Street**

Street Hill and The Street are characterised by;

- a tight knit streetscape
- no kerbs or pavements
- houses often built to the edge of the road, enclosing the street
- terraces of small to medium sized traditional workers' cottages with prominent chimneys
- cottages interspersed with individual buildings such as the public house and larger houses.

Approaching the village from the south west, the new Victory Hall is visible above Street Hill. New Victory Hall is a landmark building of contemporary design in contrast to the vernacular of the rest of the village and incorporates innovative energy efficient methods of construction and heating, which has proved to be a popular addition to village life. It is set back from Street Hill on rising ground behind an additional parking area with recycling facilities. This area and the site on which New Victory Hall stands have an open aspect in contrast to the intimate feel of the historic settlement.



### **The New Victory Hall**

On Street Hill (which in reality is more of a gentle slope) the entrance to the historic village is marked on the right by The Old Laundry, an unspoilt mid 18<sup>th</sup> century brick house, which was once part of the Beeston Hall estate. Opposite the original 19<sup>th</sup> century Victory Hall presents a strong asymmetrical gable to the road, and is constructed with traditional materials of pantile and brick with decorative polychromatic brick arches above openings. It is now a dwelling.

Beyond the original Victory Hall a row of modest traditional cottages form the edge of the street. The traditional roof covering has been replaced with concrete tiles and all have replacement doors and windows.

On the opposite side, the road opens up into an informal green area which allows a view of the rear of houses in The Street, and to a 19<sup>th</sup> century cottage at the rear of The Old Laundry. There is a certain ambiguity about which parts of this area are in private hands and which are in the public domain. In fact, this area is in private ownership, but available for the use of residents. The red public telephone box, village sign and a seat could form an attractive focal point to this part of the village which would benefit from improved landscaping.





A terrace of traditional cottages on The Street



The village sign in front of the Old Laundry

At the bottom of Street Hill the road divides at right angles; to the right The Street continues through the village and to the left a short informally surfaced roadway leads to Street Plantation, on the edge of the Beeston Hall estate, a densely wooded area which forms an unexpected visual 'stop' to the lane. A high flint and brick wall in Gothic design, between the gable of the terrace of cottages on Street Hill and a white painted house is a real surprise. This wall with its crenelated parapet was part of the stable block for Beeston Hall. The high central arch must have been an impressive entrance to the stable courtyard, but as the stables behind have been demolished, the area now contains a variety of storage sheds and garages. The house beyond the wall, also in Gothic style, is white painted brick with a crow stepped gable leading to a length of recently built redbrick wall which curves into the entrance to the wooded area.

On the opposite side a lane gives access to new houses behind the street frontage. On the street frontage a terrace of cottages look to be of a traditional form, but appear to have been heavily modernised in the late twentieth century. A narrow gap in the frontage allows views past an interesting range of 19<sup>th</sup> century stables with a hay loft in the centre, which has been converted to residential use. Beyond this is another more modern house.

Back onto the street frontage a row of houses runs into The Street past the 19c white painted brick Regency Guest House incorporating a former shop, and an earlier late 18c house (grade II listed) of good local brick with a modillion cornice, with a more modest painted house attached, to the White Horse Public House at the cross roads. Again good local brick, and although the windows have been replaced, they are in a traditional style.

Opposite the public house a row of painted brick terraced cottages completes the other side of The Street. Unusually in this part of Neatishead, they are set back behind small gardens, but have also been modernised in the 20<sup>th</sup> century, although the original clay pantiled roof has been retained. The Street turns sharply to the north beside the White Horse, where two attached cottages on the street frontage continue the enclosure of the street to the west, whilst opposite the 19th century rendered building encloses the view of The Street from the west. Beyond this three 20<sup>th</sup> century houses are set in more generous gardens. In contrast to The Street, the character changes to a more rural feel, with low lying land behind the public house before the red brick bridge over the diminutive water course feeding Limekiln Dyke, which is flanked by trees.

The bridge marks the edge of the village centre and the watercourse the parish boundary with the parish of Barton Turf.





**A crow-stepped gable**





Road bridge over Limekiln Dyke



The Old Saddlery, The Street

Beyond the bridge, and opposite the junction with Hall Road, Iken Cottage is a small scale traditional brick and pantile cottage with catslide dormers, which, is almost hidden by tree planting. Beyond this, as the land rises up from the flood plain and well outside the village envelope, the Ikens Farm complex on Smallburgh Road is a prominent landmark. The handsome late 18<sup>th</sup> century house, built of local red brick with a thatched roof, is set back from the road; a range of farm buildings including a threshing barn of the same period and construction meets the road at right angles.

#### Hall Road

Hall Road is characterised by;

- open countryside to the north
- detached houses in wooded settings to the south.

Hall Road marks the northern edge of the settlement around Limekiln Dyke as well as the conservation area. At the junction between Smallburgh Road and Hall Road, the generous grounds of White Lodge, allow a rare view to the watercourse leading to Limekiln Dyke, although at this stage it is of such a small scale that it is difficult to appreciate the extent of Limekiln Dyke downstream. White Lodge, prominently positioned on rising ground is of simple elegant design, its white painted rendered walls and regular rhythm of sash windows of the 19<sup>th</sup> century concealing an earlier building.

Beyond White Lodge, Hall Road is of a quite different character to the centre of Neatishead village. The open countryside to the north stops abruptly at the road, with larger houses generally sited towards the road taking advantage of the higher ground, and well-wooded grounds behind running down to the low lying land beside Limekiln Dyke to the south. Extensive tree cover and glimpses of boat houses and the dyke give a sense of the landscape beyond. The majority of these houses date from the 20<sup>th</sup> century, although there are a few earlier properties, such as Lime Kiln Cottage.





**Traditional rural buildings on Hall Road, once associated with White Lodge**



**A modern renovation on Hall Road**



## Irstead Road

Irstead Road is characterised by;

- a mix of 20th century and earlier houses
- the road is set down below the level of the countryside to the south emphasising the topography of the village setting

At the cross roads beside the White Horse Public House, Irstead Road continues to the east, past the Old Saddlery which partially stops the view from The Street.



### **The White Horse Inn, The Street at the junction of Irstead Road**

Beyond, 20<sup>th</sup> century houses and a few earlier cottages, again built close to the road on the higher ground, are mainly detached, in plots running down to marshy land divided by drainage ditches beside Limekiln Dyke. The development on the south side of the road is almost exclusively of the 20<sup>th</sup> century, although some are on the sites of earlier houses, such as Brick Kiln House, opposite the former White Horse bowling green where the remains of a brick kiln was evident until the Second World War.

Whilst the 20<sup>th</sup> century houses to the south are on higher ground than those to the north of the road, their effect is not intrusive. After this development, buildings are limited to the north of the road and views across the open countryside to the south are restricted by the higher ground, giving a sense of enclosure.



**The Village Shop**



**Estate House, Irstead Road**

To the north, a mixture of 20th century and earlier buildings continue, mainly in residential use, the exception being the Nancy Oldfield Trust which occupies one plot.





### **The Nancy Oldfield Trust, Irstead Road**

The Staithe running down to Limekiln Dyke is almost outside the village. Apart from the bridge over the largely insignificant stream on Smallburgh Road, this is the only part of the water which is accessible to the public. There are no long views of the Staithe; a gap in the hedges and trees on Irstead Road gives access to a small car park with refuse bins and recycling points, a new climbing wall and a grassed area in front of a short tongue of water for the mooring of boats leads to Limekiln Dyke. The area is delineated by the trees in the adjacent properties and walkways of hoggin either side of the staithe leading down to the dyke itself. The informal landscape treatment contributes to this quiet and peaceful place and this character should be retained.

It is possible to walk to the water's edge at the end of the Staithe, although it is regrettable that it is not possible to gain more than a very restricted view of Limekiln Dyke. The overwhelming impression of the character of the dyke is of slow running water gently winding between informal gardens on low lying ground divided by drainage ditches, with mature trees and woodland shielding the houses from view – a very private place and much better appreciated from the water. There are frequent inlets from the dyke for boat moorings and access to traditional boathouses of varying sizes, although access by boat is restricted to the west of The Staithe due to the width and depth of the watercourse.

Beyond The Staithe are two further 20th century houses. Mature trees make an important contribution to the character of the area, particularly at the boundary of the conservation area at a right-angled bend in Irstead Road, where deciduous woodland prevails.



**A mid-20<sup>th</sup> Century house on Irstead Road**

## Assessment of condition

Generally the buildings and gardens in the conservation area are well maintained and there do not appear to be any structures that would qualify to be on the Buildings at Risk Register.

However, the special character of conservation areas can easily be eroded by seemingly minor, and well intentioned, home improvements such as the insertion of replacement windows and doors with ones of an inappropriate design or material, (for example hinged opening lights in lieu of sliding sash windows and UPVC instead of painted timber). This can be a particular issue with unlisted buildings that have been identified as contributing to the character of the conservation area. All complete window replacements are required to achieve minimum insulation values, but recognising the effect that inappropriate replacements can have, Building Control are empowered to relax that requirement when considering certain buildings within conservation areas, and advice should be sought from the local Planning Department at an early stage. Many non-listed buildings in the conservation area have had UPVC windows inserted, and the re-instatement of more traditional windows would be beneficial.

In a changing climate there is pressure to ensure buildings are energy efficient and sustainable; and there are many different ways to secure the energy efficiency of buildings within conservation areas, some will have greater visual impact than others. Historic England's advice note 18 ([HEAN18](#), 2024) recommends a number of ways historic buildings can be sympathetically adapted to being more energy efficient.



Apart from the developments to the south of Irstead Road and along Hall Road, the majority of the new buildings in Neatishead are on infill plots. Care should be taken to ensure that any future new development is sensitively sited and is sympathetic in scale, form, materials and detailing to reflect local building traditions, including contemporary design that relates well to its context.

Road finishes are generally tarmacadam and notable features of the village are that there are no formal pavements beside the roads or any street lighting, which contribute to the informal rural character of the village.

## Management Plan and Enhancements

### Suggested improvements and enhancements

- Addition of Conservation Area signs (of an appropriate scale and design) could be considered at entrances to village (to help with the education and promotion of the area), whilst being mindful of the potential for visual clutter.
- Rationalisation of overhead lines and wires, particularly on Street Hill and The Street.
- General maintenance of public spaces, including rationalisation of signs and street furniture, on Street Hill and at the Staithe (see Historic England's [‘Streets for All’](#) guidance).
- Consider appropriate screening of the bins and recycling points at the Staithe.
- Retain or reinstate appropriate front boundary treatments (including hedges) to keep the sense of enclosure. Ensure new on-site parking is designed in such a way to limit visual impact, reduce the amount of hardstanding and reduce the loss of soft boundary treatments such as hedging.
- Retain or reinstate traditional timber windows in unlisted buildings where possible.
- Ensure new quay heading is appropriate to its setting (timber is most likely to be appropriate in this rural context within the conservation area to preserve and enhance the character of the area).
- Consider appropriate heritage interpretation, perhaps at the Staithe, to provide visitors with information relating to the history and buildings in the village. Any new signage should be carefully designed and positioned so as not to create visual clutter and provision of a QR code with links to heritage interpretation could provide a more discreet alternative.

## New Development

New development within the Conservation Area can be an opportunity for enhancement if located correctly and constructed in a sympathetic design and materials. Any proposal within the Conservation Area should be of a high-quality design that enhances and preserves the character of the local area. Materials play an important role in the success of development and often simple, honest and traditional materials, reflecting the surrounding palette, are usually most appropriate. The use of appropriate hard landscaping such as pavers, boundary treatments, green spaces and soft landscaping associated with new development should also be considered at an early stage. The Broads Authority and North Norfolk District Council offer pre-application advice and can offer guidance on acceptability of proposals prior to the submission of a formal application.

## Identifying the Boundary

There are no proposed changes to the conservation area boundary.

Part of the conservation area falls within the jurisdiction of the Broads Authority and the remainder is with North Norfolk District Council. The Broads Authority boundary is drawn quite tightly around the properties with access to Limekiln Dyke. Irstead Road forms the boundary to the south, including an area of carr woodland to the east until the road makes a right angle turn to the south, when it cuts along a field boundary and drainage ditches to cross Limekiln Dyke and an inlet around the boundary of Limekiln Cottage to join Hall Road, which forms the northern boundary of the conservation area. At the junction of Hall Road and The Street the boundary runs south on the eastern side of the road to join Irstead Road at the south west corner. The North Norfolk section of the conservation area adjoins to the south west, to include the remainder of the village; the boundary runs from Irstead Road behind the built up area to the south to join Street Hill, then down Street Hill and turns to the west to include the New Victory Hall and the buildings adjacent, along the edge of Street Plantation, then running roughly parallel to Smallburgh Road to include Iken's Farm and arable land to the north west and back down the Smallburgh Road to join the Broads Authority section of the conservation area at the junction with Hall Road

## Public consultation

Public consultation was carried out on this document and the proposed local listings between 2 September and 14 October with a public drop-in session held at the Victory Hall on Saturday 14<sup>th</sup> September 2024. All responses received have been considered and amendments to the document and local listings made where appropriate.

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Historic England (2024) Advice Note 18 [Adapting Historic Buildings for Energy Efficiency and Carbon Efficiency](#)

Neatishead, Irstead & Barton Turf Community Heritage Group (NIBCHG), Carol Horner (2020) *Neatishead Staithe [Project](#) Report* (unpublished)

NIBCHG, Dr David Croghan (2011) *Neatishead Boatyard, Barton Turf Report* (unpublished)

Norfolk [Historic Environment Record](#) (HER)

Nicholas Pevsner and Bill Wilson, *The Buildings of England, Norfolk 1: Norwich and North-East Norfolk*,

Robert Malster (2007), *The Norfolk and Suffolk Broads*

Tom Williamson, *The Norfolk Broads, A Landscape History*

Tom Williamson and Alison Yardy (2024), *Broadland, Shaping Marsh and Fen*

## Appendix 1: Listed buildings within the conservation area

The following buildings are included in the list of Buildings of Special Architectural or Historic Interest compiled by the Secretary of State (see also **Map 3**):

Street Hill, The Old Laundry – Grade II

House 80m north-east of The Old Laundry (March House) – Grade II

Wall 70m n-w of Old Laundry – Grade II

Iken's Farmhouse – Grade II

Iken's Barn – Grade II

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## Appendix 2: List of buildings considered to positively contribute to the character of the Conservation Area (and included on the Broads Local List)

Whilst the following buildings, boundary walls and bridges (see **Map 3**) within the Conservation Area do not merit full statutory protection, they are considered to be of local architectural or historic interest, and every effort should be made to maintain their contribution to the character of the Conservation Area. The buildings below have been included on the Broads Local List where they are situated within the Broads Executive Area.

Please note: some structures may also be considered curtilage listed.

### Smallburgh Road

Ikens Cottage

2 no Cottages behind White Horse (PH)

Brick bridge to Limekiln Dyke (Partly BA area)

### Hall Road

White Lodge (and garage) (BA area)

Outbuildings adjacent to Staithe Lodge (BA area)

Lime Kiln Cottage and wall at Lime Kiln and Kingfishers Cottage (BA Area)

### Irstead Road

The Old Forge

Violet Cottage (BA area)

The Old Eagle (BA area)

Woodcote (BA Area)

Estate House

### The Street/Smallburgh Road

Ye Olde Saddlery Restaurant

## The Street

74-77

86-89 Street Hill

70 Street Hill

The White Horse PH

Regency Guest House and adjoining shop

Outbuildings and stable to rear of Regency Guest House

Stile Cottage

Boswell's Cottage

Old Victory Hall

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## Appendix 3: Criteria used for assessing contribution made by unlisted building in the Conservation Area

(within the Broads Executive Area only)

### Template Survey Sheet

<b>Uniform Reference:</b>	<b>Date of Survey:</b>	<b>Address/Location:</b>	
<b>INSERT Photograph</b>			
<b>Feature</b>	<b>Building Material</b>	<b>Description</b>	<b>Condition Good/Fair/Bad</b>
<b>Walls</b>			
<b>Roof</b>			
<b>Chimney</b>			
<b>Doors</b>			
<b>Windows</b>			
<b>Porches/gates/paths</b>			
<b>Any other comments</b>			

Criteria	Description	Score
Survival and Authenticity		
Architectural/Artistic Interest		
Landscape/Townscape Significance		
Historic Interest/Social Value/Archaeological Interest		
	<b>Total</b>	

Eligibility Criteria	Scores
Survival and Authenticity	As appropriate for either of the following: a) Almost all original features retained or most features retained and alterations undertaken easily reversible- (3); or b) Most features retained- (2); or c) Some features retained- (1).
Architectural/ Artistic Interest	As specified for each of the following d) an example of a style of building that is unique to, or typical of, the local area or a good surviving example of an historic architectural style; (2) e) designed by notable local or national architects, engineers or designers; or an example of a particular technological innovation in building type, material or technique. (1) (maximum total = 3)
Landscape/ Townscape significance	As specified for each of the following f) building groups, including groups or terraces buildings, structures or features, which help form an attractive local character; (2) g) good examples of town planning layout; or notable buildings, or structures on important routes into the area (including rovers and broads), or key landmark buildings or features, which create a vista or contribute to the open skyline; (1) (maximum total = 3)
Historic/Social/ Archaeological Interest	As specified for each of the following h) strong community or socio-economic development significance, such as the boating industry, the tourism industry, the farming industry, schools, institutions or form an important part of the Broads agricultural and drainage history; or (2) i) association with an important historic figure, local or national; or important local historic events; (1) (maximum total = 3)
<b>Total score</b>	<b>Recommendation</b>
10-12	Inclusion in the Local List and recommend for application for Statutory Listing to Historic England
5-9	Inclusion on Local List
0-4	Not recommended for inclusion

## Appendix 4: Planning documents, policies and associated guidance

Please note: Local planning policies, supporting documents and guidance are updated periodically, please check with the relevant Authority's website for updates.

### Broads Authority

<https://www.broads-authority.gov.uk/planning/planning-policies>

### North Norfolk District Council

<https://www.north-norfolk.gov.uk/section/planning/planning-policy/>

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## Appendix 5: Contact details and further information

### Broads Authority

Address: The Broads Authority, Yare House, 62 – 64 Thorpe Road, Norwich NR1 1RY

Telephone: 01603 610734

Website: [www.broads-authority.gov.uk](http://www.broads-authority.gov.uk)

Email: [planning@broads-authority.gov.uk](mailto:planning@broads-authority.gov.uk)

### North Norfolk District Council

Address: Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN

Telephone: 01263 513811

Website: [www.north-norfolk.gov.uk](http://www.north-norfolk.gov.uk) Email: [planning@north-norfolk.gov.uk](mailto:planning@north-norfolk.gov.uk)

### Norfolk Historic Environment Service

Address: Norfolk County Council, County Hall, Martineau Lane, Norwich, NR1 2DH

Tel: 0344 800 8020

Website: [Archaeology and historic environment - Norfolk County Council](http://Archaeology and historic environment - Norfolk County Council)

Email: [hep@norfolk.gov.uk](mailto:hep@norfolk.gov.uk)

## Appendix 6: Glossary

**Basket arch:** The basket-handle arch is used in architecture, especially bridges. Its shape is similar to that of a semi-ellipse, which has a continuous curvature variation from its origin to its apex, i.e. from the extremities of the long axis to the apex of the short axis. Also known as a depressed arch, basket arch.

**Catslide dormers:** roof windows that have a sloping roof to the front (rather than a flat or pitched roof).

**Chancel:** the part of a church near the altar at the eastern end of the building, reserved for the clergy and choir, and typically separated from the nave by steps or a screen.

**Casement window:** hinged light, hung at the side unless specified as top hung.

**Community Infrastructure Levy:** charge that local authorities can set on new development in order to raise funds to help fund the infrastructure, facilities and services - such as schools or transport improvements - needed to support new homes and businesses.

**Conservation area:** an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance.

**Cornice:** the decorated projection at the top of a wall provided to protect the wall face or to ornament and finish the eaves.

**Crenelated:** having battlements – walls regular hit and miss spaces along the top.

**Cretaceous:** relating to or denoting the last period of the Mesozoic era, between the Jurassic and Tertiary periods.

**Crow stepped gable:** A stepped gable, crow-stepped gable, or corbie step is a stairstep type of design at the top of the triangular gable-end of a building.

**Deciduous:** a tree or shrub which sheds its leave annually.

**Designated heritage asset:** a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Eaves:** the part of a roof that meets or overhangs the walls of a building.

**Façade:** the outside or all of the external faces of a building.

Flemish bond brickwork: an arrangement of bricks in which headers and stretchers alternate in each course; the predominant form of brick bond throughout the Georgian period.

Flint: widely available in Norfolk as a building material, generally used close to its source because it was too heavy to transport. Used either in its natural rounded form, or 'knapped' (cut and shaped).

Gable: The triangular section of wall supporting a pitched roof.

Gault brick: Bricks made of gault clay which produces a smooth heavy yellow brick popular in the mid and later Victorian period.

Georgian: dating to between 1714 and 1830, i.e. during the reign of one of the four Georges: King George I to King George IV.

Gothic: architectural style in Europe that lasted from the mid-12th century to the 16th century, particularly a style of masonry building characterized by cavernous spaces with the expanse of walls broken up by overlaid tracery.

Hipped roof: a pitched roof, without gables, with four slopes of equal pitch.

Iron Age: a prehistoric period that followed the Bronze Age, when weapons and tools came to be made of iron.

Lime: a white caustic alkaline substance consisting of calcium oxide, which is obtained by heating limestone and which combines with water with the production of much heat; quicklime.

Locally listed building/non-designated heritage asset/building of local interest: a building which is of local architectural and historic interest or makes a significant contribution to the character and appearance of the area, but which is not designated at the national level, i.e. as a listed building. Structures and open spaces can also be locally listed.

Modillions: a projecting bracket under the corona of a cornice in the Corinthian and other orders.

Moulded architrave: a moulded frame over a doorway or window.

Nave: the central part of a church building, intended to accommodate most of the congregation. In traditional Western churches it is rectangular, separated from the chancel by a step or rail, and from adjacent aisles by pillars.



Norman: a style of medieval architecture built in England following the Norman conquest of 1066.

Neolithic (3000 to 1700 BC): relating to or denoting from the later part of the Stone Age.

Medieval: The Medieval Period, also commonly referred to as the Middle Ages, began in the 5th century and lasted until the 15th century. Two main architectural styles during the Middle Ages were Romanesque and Gothic.

Pantiles: a roof tile curved to form an s-shaped section, fitted to overlap its neighbour.

Pastiche: architectural style that imitates that of another work, artist, or period.

Parapet: A low wall at the top of a wall, i.e. beyond the eaves line (which the parapet conceals) or in a similar position.

Pediment: The Classical equivalent of a gable, often used without any relationship to the roof, over an opening. Distinguished from a gable by the bottom cornice.

Pleistocene: relating to or denoting the first epoch of the Quaternary period, between the Pliocene and Holocene epochs.

Polychromatic: showing a variety of colours.

Pre-application: a service offered before full planning permission that allows you to understand how the development policies will apply, gain advice from a planning officer and other specialists, identify any potential problems and rectify them before a full planning permission application is submitted.

Regency: Regency architecture encompasses classical buildings built in the United Kingdom during the Regency era in the early 19th century when George IV was Prince Regent, and also to earlier and later buildings following the same style.

Roll moulding: refers not to the decorative motif appearing on the moulding strip – rather to its general shape. The roll moulding shape is semi-circular bulging towards the viewer.

Section 106: a document which allows a local planning authority to enter into a legally-binding agreement or planning obligation with a landowner as part of the granting of planning permission.

Smut pantiles: a matt black finish to a clay pantile, traditional in Norfolk.

Staithe: a landing stage for the loading and unloading of boats, often cargo boats.

Vernacular: traditional forms of building using local materials.

Victorian: dating to between 1837 and 1901, i.e. during the reign of Queen Victoria.

Water reed thatch: a thatching material that has been used in the UK for centuries. It is also the primary thatching material in Europe. The latin name is *Phragmites Australis* but this thatching material is more commonly known as Water Reed, Continental Water Reed or Norfolk Reed.

Wherry: A very large cargo boat. They were used all over the Broads, before road transport became easy and cheap. Some wherries were also used as pleasure boats for holidays. Albion is the only cargo wherry left now.

Yeoman: one who owns and cultivates land or to the middle ranks of servants in an English royal or noble household. The term was first documented in mid-14th-century England.

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# Appendix 2: Neatishead Local List survey sheets

## Key to scoring

Total score	Recommendation
10-12	Inclusion in the Local List and recommend for application for Statutory Listing to Historic England
5-9	Inclusion on Local List
0-4	Not recommended for inclusion

## Brick Bridge Survey Sheet

<b>Uniform Reference:</b> TBC	<b>Date of Survey:</b> 05/08/2024	<b>Address/Location:</b> The Bridge, The Street
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Note: photo taken winter 2023

Feature	Building Material	Description	Condition Good/Fair/Bad
<b>Walls</b>	Brick	Predominantly red laid in Flemish bond. Lime mortar but with some cement infill. Lime/cement coping. Some lichen/moss growth	F
<b>Roof</b>	n/a	n/a	n/a
<b>Chimney</b>	n/a	n/a	n/a
<b>Doors</b>	n/a	n/a	n/a

## Appendix 2: Neatishead Local List survey sheets

<b>Windows</b>	n/a	n/a	n/a
<b>Porches/gates/paths</b>	n/a	n/a	n/a
<b>Any other comments</b>	Mesh grate to upstream side of arch. 2x large metal ties hold bridge together.		

<b>Criteria</b>	<b>Description</b>	<b>Score</b>
<b>Survival and Authenticity</b>	Upper walls may have been adapted/rebuilt, which is to be expected but lower sections and arch seem historic. Still retains single lane width. Shown on 1885 historic maps of Norfolk and OS first edition.	2
<b>Architectural/Artistic Interest</b>	A simple bridge but attractive in its historic quality	2
<b>Landscape/Townscape Significance</b>	Moderate townscape significance, typical rural bridge over small dyke	1
<b>Historic Interest/Social Value/Archaeological Interest</b>	High social significance linking the parishes of Neatishead/ Barton Turf	1
	<b>Total</b>	<b>6</b>



# Appendix 2: Neatishead Local List survey sheets

## Lime Kiln Cottage and wall between Lime Kiln Cottage / Kingfisher Cottage Survey Sheet

<b>Uniform Reference:</b> TBC	<b>Date of Survey:</b> 05/08/2024	<b>Address/Location:</b> Lime Kiln Cottage and wall between Lime Kiln Cottage and Kingfisher Cottage, Hall Road, Barton Turf
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Note: photo taken winter 2023



Feature	Building Material	Description	Condition Good/Fair/Bad
<b>Walls (Cottage)</b>	Brick	Soft red brick painted cream, rear extensions red brick	G
<b>Walls (Wall)</b>	Brick	Soft red brick wall in a lime mortar – some concrete render and capping – painted to south side	F / B

## Appendix 2: Neatishead Local List survey sheets

<b>Roof (Cottage)</b>	Pan tile	Red clay pan tile to main house and extensions	G
<b>Chimney (Cottage)</b>	Yes	One stack to RHS of previous end gable. Simple stack and pot, serves internal wood burner	G
<b>Doors (Cottage)</b>	Timber	Painted timber door with glazed panel to top.	G
<b>Windows (Cottage)</b>	Timber	Side hung casement windows with monkey tail latches, white painted	G
<b>Porches/gates/paths (Cottage)</b>	Stone paths and gravel drive		G
<b>Any other comments</b>	<p>Cottage: Significant modern extensions and internal modifications. Mooring cut to rear and wall of lime kiln (on separate survey sheet). Not visible publicly.</p> <p>Wall: The wall follows the northern boundary of Kingfishers Cottage (with Lime Kiln Cottage to the north) and is the remnants of the lime Kiln which existed on site. The wall is approximately 6ft high and 30ft long and forms a 'L' shape on the boundary. The curved wall of the lime kiln shown on the tithe map and 1<sup>st</sup> edition OS map still partially exists. A later carport at Kingfishers has been placed and attached to the wall, affording it some protection from the weather.</p>		

<b>Criteria</b>	<b>Description</b>	<b>Score</b>
<b>Survival and Authenticity</b>	Good example of early 19 <sup>th</sup> Century Cottage by the river (potentially earlier or replacement of earlier house). Relatively rare survival of part of former Lime Kiln also on the site. On Tithe maps (c.1840), OS first edition and 1885 maps.	1
<b>Architectural/Artistic Interest</b>	The cottage is a vernacular building of simple form. Whilst extended original form can still be read.	2
<b>Landscape/Townscape Significance</b>	Whilst not as visible publicly, importantly located on water due to lime kiln and the survival of part of the lime kiln adds to this significance.	2

## Appendix 2: Neatishead Local List survey sheets

<b>Historic Interest/Social Value/Archaeological Interest</b>	An important site regarding 19 <sup>th</sup> century uses of the site and industry in the village (hence the name lime kiln dyke). The remnants of the lime kiln are an interesting survival.	2
	<b>Total</b>	7

# Appendix 2: Neatishead Local List survey sheets

## Outbuildings adj. to Staithe Lodge Survey Sheet

<b>Uniform Reference:</b> TBC	<b>Date of Survey:</b> 05/08/2024	<b>Address/Location:</b> Outbuildings adjacent to Staithe Lodge (note: were previously curtilage buildings to White Lodge). Buildings include the L-shaped agricultural buildings on the street-frontage and the old two-storey coach-house.
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Feature	Building Material	Description	Condition Good/Fair/Bad
<b>Walls</b>	Brick	Red brick with lime mortar, laid in a flemish bond.	F
<b>Roof</b>	Pan tile	Red pan tiles	F
<b>Chimney</b>	n/a		
<b>Doors</b>	timber	Timber panelled doors and metal sliding industrial door	G/F
<b>Windows</b>	timber		G/F
<b>Porches/gates/paths</b>			
<b>Any other comments</b>	A number of agricultural / service buildings likely to have been historically associated with White Lodge as a farmhouse rather than Staithe Lodge (as shown on 1840s Tithe map and 1 <sup>st</sup> Edition OS maps). Coach-house sympathetically converted to artist's studio.		

## Appendix 2: Neatishead Local List survey sheets

Criteria	Description	Score
<b>Survival and Authenticity</b>	A number of agricultural outbuildings likely to have been historically associated with White Lodge as a farmhouse rather than Staithe Lodge (as shown on 1 <sup>st</sup> Edition maps). Many historic features are retained.	2
<b>Architectural/Artistic Interest</b>	Vernacular agricultural building adds to rural character	2
<b>Landscape/Townscape Significance</b>	Within a prominent position on a road which runs out of the village. Some abut the road, to rear form a courtyard.	2
<b>Historic Interest/Social Value/Archaeological Interest</b>	Form an important group of building in early agricultural function.	2
	<b>Total</b>	<b>8</b>



# Appendix 2: Neatishead Local List survey sheets

## The Cottage Survey Sheet

<b>Uniform Reference:</b> TBC	<b>Date of Survey:</b> 05/08/2024	<b>Address/Location:</b> The Cottage, Irstead Road, Neatishead	
 <p>Note: Photo taken winter 2023</p>			
<b>Feature</b>	<b>Building Material</b>	<b>Description</b>	<b>Condition Good/Fair/Bad</b>
<b>Walls</b>	Brick	Red brick laid in Flemish bond, lime pointing with some cement infill	G
<b>Roof</b>	Pan tile	Red Pan tile	G
<b>Chimney</b>	Yes	One simple large central stack (central to historic cottage)	G
<b>Doors</b>	Timber	Timber painted door of modern style with glazed central panel	G
<b>Windows</b>	Timber	Timber sash windows, modern windows in extension match historic. Historic windows have gauged camber arches. Modern windows have a simpler arch.	G
<b>Porches/gates/paths</b>	Gravel drive		
<b>Any other comments</b>	The original cottage has been extended significantly and although it can still be read the extension does dominate the building.		

## Appendix 2: Neatishead Local List survey sheets

Criteria	Description	Score
<b>Survival and Authenticity</b>	Example of early to mid 19 <sup>th</sup> Century cottage. Although significantly extended this has been achieved sympathetically although the extension does somewhat dominate the original cottage. Traditional windows remain.	1
<b>Architectural/Artistic Interest</b>	Example of vernacular cottage, now extended.	1
<b>Landscape/Townscape Significance</b>	Positioned on a primary road which runs out of the village centre and is one of a number of similar 19 <sup>th</sup> century cottages on the road but does not contribute as greatly as the other cottages due to extension along front elevation.	1
<b>Historic Interest/Social Value/Archaeological Interest</b>	Contributes to understanding of rural community within Neatishead.	1
	<b>Total</b>	4

# Appendix 2: Neatishead Local List survey sheets

## The Old Eagle Survey Sheet


<b>Uniform Reference:</b> TBC	<b>Date of Survey:</b> 05/08/2024	<b>Address/Location:</b> The Old Eagle, Irstead Road, Neatishead	
			
<b>Feature</b>	<b>Building Material</b>	<b>Description</b>	<b>Condition Good/Fair/Bad</b>
<b>Walls</b>	Brick	Red brick in Flemish bond and lime mortar. Rendered plinth.	G
<b>Roof</b>	Pan tile	Red clay pan tile	G
<b>Chimney</b>	Yes	Two simple stacks at each gable end. LHS cement rendered, RHS brick.	G
<b>Doors</b>	Timber	Timber door in modern style	G
<b>Windows</b>	UPVC	UPVC casement windows in traditional pattern	G
<b>Porches/gates/paths</b>			
<b>Any other comments</b>	Red brick, single storey outbuilding to rear of historic interest also. Two (probably) later ground floor bay extensions under pentice roof.		

## Appendix 2: Neatishead Local List survey sheets

Criteria	Description	Score
<b>Survival and Authenticity</b>	Nice example of early to mid 19 <sup>th</sup> Century Cottage. Although extended original cottage can be read, extension of historic interest also.	1
<b>Architectural/Artistic Interest</b>	A traditional vernacular styled cottage.	2
<b>Landscape/Townscape Significance</b>	Positioned on a primary road out of the village and is one of a number of similar 19 <sup>th</sup> century cottages on the road.	2
<b>Historic Interest/Social Value/Archaeological Interest</b>	Contributes to understanding of rural community within Neatishead.	2
	<b>Total</b>	<b>7</b>

# Appendix 2: Neatishead Local List survey sheets

## Violet Cottage Survey Sheet

<b>Uniform Reference:</b> TBC	<b>Date of Survey:</b> 05/08/2024	<b>Address/Location:</b> Violet Cottage, Irstead Road, Neatishead	
 <p>To note: photo taken winter 2023</p>			
<b>Feature</b>	<b>Building Material</b>	<b>Description</b>	<b>Condition Good/Fair/Bad</b>
<b>Walls</b>	Brick	Red brick in Flemish bond, lime mortar.	G
<b>Roof</b>	Pan tile	Black glazed pan tile	G
<b>Chimney</b>	Yes	2x chimneys on end gables of original cottage. Red brick.	G
<b>Doors</b>	Timber	Timber door in modern style	G
<b>Windows</b>	Timber	Timber modern sash windows with wood stain	G
<b>Porches/gates/paths</b>	Timber Porch	Simple single storey timber gable porch	G
<b>Any other comments</b>			




## Appendix 2: Neatishead Local List survey sheets

Criteria	Description	Score
<b>Survival and Authenticity</b>	Nice example of early to mid 19th Century cottage. Although extended, this has been achieved sympathetically and original cottage can still be read well.	1
<b>Architectural/Artistic Interest</b>	Good example of vernacular cottage.	2
<b>Landscape/Townscape Significance</b>	Positioned on a primary road out of the village and is one of a number of similar 19 <sup>th</sup> century cottages on the road. .	2
<b>Historic Interest/Social Value/Archaeological Interest</b>	Contributes to understanding of rural community within Neatishead.	2
	<b>Total</b>	7

# Appendix 2: Neatishead Local List survey sheets

## White Lodge Survey Sheet


<b>Uniform Reference:</b> TBC	<b>Date of Survey:</b> 05/08/2024	<b>Address/Location:</b> The White Lodge (and brick/rendered garage at highway), Hall Road, Barton Turf	
			
<b>Feature</b>	<b>Building Material</b>	<b>Description</b>	<b>Condition Good/Fair/Bad</b>
<b>Walls</b>	Rough white render	Assumed red brick under rough white render, windows have brick segmental arches	G
<b>Roof</b>	Pan tile	Red pan tile	G
<b>Chimney</b>	Yes	2x to original end gables. Simple mid height stacks	G
<b>Doors</b>	Yes	Traditional timber doors	G
<b>Windows</b>	Yes	Historic four light timber sashes.	G
<b>Porches/gates/paths</b>			
<b>Any other comments</b>	Later extensions off rear and modern RHS two storey extension. Garage at the highway also of historic interest. Large well-kept gardens.		

## Appendix 2: Neatishead Local List survey sheets

Criteria	Description	Score
<b>Survival and Authenticity</b>	Early 19 <sup>th</sup> Century. Although extended main house can still be read well and traditional windows and doors remain.	2
<b>Architectural/Artistic Interest</b>	Larger farmhouse with later 19 <sup>th</sup> and 20 <sup>th</sup> century alterations.	2
<b>Landscape/Townscape Significance</b>	Although highly screened by tree and hedge screening, on prominent corner plot within village and can be seen via private dyke	2
<b>Historic Interest/Social Value/Archaeological Interest</b>	Important part of rural economy and early uses within the village	2
	<b>Total</b>	<b>8</b>

# Appendix 2: Neatishead Local List survey sheets

## Woodcote Survey Sheet

<b>Uniform Reference:</b> TBC	<b>Date of Survey:</b> 05/08/2024	<b>Address/Location:</b> Woodcote, Irstead Road, Neatishead	
			
<b>Feature</b>	<b>Building Material</b>	<b>Description</b>	<b>Condition Good/Fair/Bad</b>
<b>Walls</b>	Brick	Red brick in Flemish bond	G
<b>Roof</b>	Pan tile	Red pan tile	G
<b>Chimney</b>	Yes	1 x to RHS gable end. Simple stack and pot in red brick	G
<b>Doors</b>	Timber	Timber door in modern style	G
<b>Windows</b>	Timber	Timber side hung casement windows painted white with brick arches	G
<b>Porches/gates/paths</b>	Timber porch	Large simple storey timber porch	G
<b>Any other comments</b>			

## Appendix 2: Neatishead Local List survey sheets

Criteria	Description	Score
<b>Survival and Authenticity</b>	Good example of early to mid 19th Century cottage. Although significantly extended this has been achieved sympathetically and original cottage can still be read well. Traditional windows remain.	1
<b>Architectural/Artistic Interest</b>	Good example of vernacular cottage.	2
<b>Landscape/Townscape Significance</b>	Positioned on a primary road out of the village and is one of a number of similar 19 <sup>th</sup> century cottages on the road.	2
<b>Historic Interest/Social Value/Archaeological Interest</b>	Contributes to understanding of rural community within Neatishead.	2
	<b>Total</b>	7



## Appendix 3: Neatishead Conservation Area – Conservation Area Appraisal and Local Listing consultation responses

Respondent	Summary of comments	Response	Action taken
Resident	<p>Full support</p> <p>Within Management Plan and Enhancements (2.) The preference for timber should be re-considered, upvc windows of a suitable style considered for both aesthetic and sustainable purposes (better ECG ratings).</p> <p>Within Management Plan and Enhancements (3.) Non-timber products are also akin to timber and should be considered for use for Quayheading use.</p> <p>Within Management Plan and Enhancements (1.) Fully support the re-instatement of hedges but there is going to be management issue with this due to the amount of and type of vehicles that use these roads (suggest any re-planted hedges are likely to die).</p> <p>Solar panels need to be addressed. They should be allowed on heritage buildings subject to planning. Overhead lines and wires, needs to include action going to be taken to achieve this as not been undertaken in the last 15 years.</p>	<p>Although upvc now much better the use of it is not sustainable and it still does not have the same visual appearance as timber. The preference remains for use of timber within CA's but each case will be treated on its own merits.</p> <p>As above full impact of the use of plastic quayheading unclear, still a preference for use of timber in CA, particularly within more rural or sensitive locations. This is in accordance with forthcoming Local Plan policy.</p> <p>Hedges remain the preference as they are characteristic of the area. Planting could be set back by owners where necessary but this doesn't need to be included in policy.</p> <p>Solar panels are permitted development on buildings except for listed buildings so not necessary to add anything to CAA. Other guidance available (HEAN 18 and Design Code).</p> <p>Although good to have overhead wires etc as project outlined within the document external funding and projects limited (maybe outline this in document?).</p>	<p>Added line regarding projects/funding for rationalisation of overhead wires p.19</p>

## Appendix 3: Neatishead Conservation Area – Conservation Area Appraisal and Local Listing consultation responses

Respondent	Summary of comments	Response	Action taken
Neatishead, Irstead & Barton Community Heritage Group (NIBCHG)	Submit ed various documents for our information: 1. Document relating to Neatishead Boatyard, Hall Road, Barton Turf (NIBCHG) 2. Document relating to public meeting and building of Neatishead Staithe (NIBCHG) 3. Copy of newspaper item relating to Neatishead Staithe which is from the Eastern Daily Press 9th March 1933 (NOTE: photo might not be Neatishead).	Insert additional info provided into document where appropriate	Inserted text at pages 10 - 11 relating to Neatishead Staithe and Neatishead boatyard
Resident	Generally fully agree with new appraisal. Concern with development of field to the south side of Irstead Road (Street Hill Street Hill Farm) – visual, additional traffic, access for emergency vehicles, no footpaths, surface water run off into the village. This should be acknowledged in the appraisal.	Agree this is an important gateway and setting of the CA. The land in question would not fit the criteria to be contained within the boundary of the CA. However, we could state that the rural setting of the village is important to its significance and setting of the CA would be a consideration in any planning decisions.	Added in p. 15

## Appendix 3: Neatishead Conservation Area – Conservation Area Appraisal and Local Listing consultation responses

Respondent	Summary of comments	Response	Action taken
Resident	<p>Concern with lack of awareness for CAA consultation and CA boundary.</p> <p>Can there be CA signs (akin to Belaugh) at 4 entrances to village?</p> <p>Staithe is becoming an eyesore due to visual clutter, climbing wall, bins, signs, adverts (signs could be rationalised and QR codes for links to more info).</p> <p>Barton Turf and Irstead – can these become part of the CA?</p> <p>Unsure of process of works to trees in a CA (can the erection of a notice with reasoned justification of works to trees be undertaken to make neighbours aware of works). It needs to be clear to residents that works to tree in CA requires consent.</p>	<p>We have consulted on the CA as required. Agreed that signs would be beneficial to raise awareness of the CA. Pass the suggestion to the PCs to decide if they wish to implement with NCC Highways input.</p> <p>Staithe – agree, can this be included within the document for management/enhancement? Will inform PC that it has been raised.</p> <p>Agree Barton Turf and Irstead could be considered appropriate in their own right for CA status but cannot be included within this appraisal due to the distance between the settlements (part of Barton Turf in this boundary and the title will be amended to show this).</p> <p>Check works to trees section – unsure the requirements are clear in document. We consult more than is necessary on treeworks applications and it is not normal practice to put up a site notice following a decision. Treeworks applications and decisions are publicly available to view online.</p>	<p>Inform PC's of suggestion for signs and staithe management</p> <p>Added new CA signs into management section p.19</p> <p>Added management of the staithe on p.19</p> <p>Title to change and include 'and Hall Road, Barton Turf'</p> <p>Trees- added more info on p.6</p>

## Appendix 3: Neatishead Conservation Area – Conservation Area Appraisal and Local Listing consultation responses

Respondent	Summary of comments	Response	Action taken
Historic England	Welcome the update With reference to the assessment detailed on p.18, we would encourage the use of Article 4 Directions to help manage inappropriate change, such as the insertion of UPVC windows in Conservation Areas. Following advice and guidance notes may also be of use in support of the Management Plan and Enhancement opportunities (Street for All and Adapting Historic Buildings for Energy and Carbon Efficiency)	Article 4's considered but not implemented for this CA - many windows already changed unfortunately. Check guidance re streets and energy efficiency and see if any amendments to docs required.	Added in ref to Streets for all guidance on p. 20 and HEAN18 on p.19
Neatishead Parish Council	No comments to make except that it was a really interesting read and they look forward to having the maps available to enhance the information provided	Acknowledged and its intended to add maps.	No action
Drop in event	There are very strong links between Neatishead and Irstead and Barton Turf. More should be made of these close connections formed by their location inside the boundary of the river and A149.	This was mentioned by several people. Add more in document possibly on pages 7-8.	Added on p.8
Drop in event	There was an old boatyard to the west of Lime Kiln Cot age, off Hall Road. It probably started to run down around the 1970s.	This was mentioned by several people. Find out more and add more to document.	Inserted text at pages 10 - 11 relating to Neatishead Staithe and Neatishead boatyard
Drop in event	2 people thought the CA should be extended to the east at least to Gay's Staithe. Another person thought it should be extended to the south to include Workhouse Common.	Cannot include these areas under this CA boundary as too remote from Neatishead centre and some of suggested areas not considered to meet the criteria for CA status.	No action

## Appendix 3: Neatishead Conservation Area – Conservation Area Appraisal and Local Listing consultation responses

Respondent	Summary of comments	Response	Action taken
Drop in event	A couple of people stressed that not all of the CAA is in Neatishead and some of it is actually in Barton Turf.	Agree	Amended title to include Barton Turf
Drop-in event	There are too many signs at the Staithe. It used to be idyllic but there are now too many signs and a climbing wall etc.		Actioned above.
Drop-in event	There should be maps of the CA on the website.	Agreed will be maps within doc and on website when complete.	No further action needed.



## Appendix 3: Neatishead Conservation Area – Conservation Area Appraisal and Local Listing consultation responses

Respondent	Summary of comments	Response	Action taken
Resident	Clarification of White Lodge outbuildings location needed for Local Listing proposal	Agreed - make clear location of outbuilding to White Lodge and that one of them is now within the curtilage of Staithe Lodge (neighbouring site)	LL assessments and document updated
Resident	Limekiln Cot age should not be included for Local Listing due to it being in Barton Turf, and having extensive modification (50% floor area newbuild) and not being publicly visible (from road or dyke). One area of note are the remains of the old limekiln which form the end of our neighbours building, Kingfishers, and are partly visible in the common boundary wall.	Limekiln Cot age is considered to meet the criteria for LL despite not being publicly visible.  Lime kiln remains (now wall) has been inspected and is of some historic interest so has been included in the Local Listing assessment for Lime Kiln Cot age.	Site visited and scoring checked. It is still considered appropriate to put forward Lime Kiln Cot age for Local Listing along with the adjoining Lime Kiln remnants
Resident	The Cot age, Irstead Road should not be on the local list. Agree with the protections regarding heritage. However, there is no intention to change my own property. There is no financial benefit of being on local list and there are concerns over insurance premiums if put on local list. No additional protections than being in a CA in any case.	The LL status is not necessarily about whether there are intentions to change a building. Being on the Local List is likely to be financially neutral. As it is not a statutory designation there would be no need to inform an insurance company and there should not be any impact on premiums. There are few additional protections, especially considering the property is already within the CA and is identified as a building of local interest in the current Neatishead CAA and so Local Plan Policy DM11b would already apply. It is more a formal recognition of this special local interest and contribution that the building makes to the conservation area. However, the cot age has been re-assessed and due to the dominance of the extension along the front elevation which more than doubles the front elevation	Not to be put forward for Local Listing.

## Appendix 3: Neatishead Conservation Area – Conservation Area Appraisal and Local Listing consultation responses

Respondent	Summary of comments	Response	Action taken
		of the building, it is no longer considered suitable for listing.	
Resident	Do not want the outbuildings to Staithe Lodge outbuildings locally listed Permission has already been granted for the coach house's sympathetic conversion.	Do consider the outbuildings meet the criteria for local listing (and we will update LL sheet to ensure location is clear). The building was already identified as a non-designated heritage asset at the time of the coach house's conversion and this did not hamper the conversion of the building.	Scoring checked but it is still considered appropriate to put forward the buildings for Local Listing.

## Appendix 3: Neatishead Conservation Area – Conservation Area Appraisal and Local Listing consultation responses

Respondent	Summary of comments	Response	Action taken
NNDC	<p>Having considered the draft Appraisal for Neatishead, the only concern for NNDC relates to some of the proposed buildings of local interest.</p> <p>I understand the reasoning for differentiating between these and buildings for the local list as you weren't aware NNDC also has a LL, however, it would make sense for us to adopt the identified buildings at the same time as the appraisal, otherwise the exercise of highlighting them seems a little toothless. In which case, if we are to do so once the appraisal has been adopted, there are a few of those highlighted buildings that I'm not sure meet the criteria for the local list largely due to being quite altered, these include:</p> <ul style="list-style-type: none"> <li>• Stile Cot age</li> <li>• 74-77 The Street</li> <li>• 86-89 Street Hill</li> <li>• 70 Street Hill (can this actually be seen from the CA? I couldn't find it on streetview, but don't know the area. If not visible we generally don't locally list, difficult to argue a contribution to the character and appearance of the CA)</li> <li>• The Cot age</li> </ul>	<p>As NNDC are responsible for assessing and putting buildings on their own local list we do not propose to put them on the local list but will retain them as buildings of local interest.</p> <p>The Cot age, which is within our area is considered to meet the local list for the Broads and is therefore being proposed to be put on the Local List.</p>	<p>Check with NNDC they are happy with this approach and request their criteria for Local Listing for the document.</p>

# Planning Committee

2 May 2025

Agenda item number 10

## Belton with Browston, Burgh Castle and Fritton with St Olaves Neighbourhood Plan- Adoption

Report by Planning Policy Officer

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### Purpose

The Belton with Browston, Burgh Castle and Fritton with St Olaves Neighbourhood Plan (Belton etc Neighbourhood Plan) has been examined. The Examiner made some changes to the Plan. The Plan was subject to a referendum on 27 March 2025 and 79% of votes supported the plan.

### Recommended decision

That Planning Committee endorse the Belton etc Neighbourhood Plan and recommend that Broads Authority make/adopt the Plan.

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## 1. Introduction

- 1.1. The submitted Belton etc Neighbourhood Plan was approved by the Broads Authority's Planning Committee in May 2024. This was followed by a statutory publication period between Friday 24th May 2024 and Friday 5th July 2024, in which the Plan and its supporting documents were available to the public and consultation bodies online at [Belton with Browston, Burgh Castle and Fritton with St Olaves Neighbourhood Plan status - Great Yarmouth Borough Council](#).
- 1.2. During the publication period, representations were received from various organisations/individuals and may be viewed at [Representations on the Belton with Browston, Burgh Castle and Fritton with St Olaves Neighbourhood Plan - Great Yarmouth Borough Council documentation](#).
- 1.3. These representations were submitted, along with the Neighbourhood Plan and supporting information, to the independent Examiner, Ann Skippers. The examination was conducted via written representations during late 2024 and early 2025 (the Examiner deciding that a public hearing would not be required).
- 1.4. Legislation directs that an Examiner considers whether:
  - a) the draft plan meets the [basic conditions of a Neighbourhood Development Plan](#);

- b) the draft plan complies with the definition of a Neighbourhood Development Plan and the provisions that can be made by such a plan;
- c) the area for referendum should extend beyond the neighbourhood area; and
- d) the draft plan is compatible with the Convention rights.

## 2. The Examiner's Report

- 2.1. The [Examiner's Report on the Belton with Browston, Burgh Castle and Fritton with St Olaves Neighbourhood Plan](#) concluded that, subject to amendments (as set out in the report), the Plan can proceed to referendum. The Examiner also concluded that the area of the referendum does not need to be extended beyond Belton with Browston, Burgh Castle and Fritton with St Olaves.

## 3. Referendum

- 3.1. The referendum for the Belton etc Neighbourhood Plan was held on 27 March 2025. As more than 50% voted in favour of the Plan, it is recommended that the Belton with Browston, Burgh Castle and Fritton with St Olaves Neighbourhood Plan be made/adopted by the Broads Authority.
  - 526 Valid votes
  - Yes 417
  - No 109
  - Pass by 79% majority of those that voted.

## 4. Next steps

- 4.1. If both the Broads Authority and Great Yarmouth Borough Council make/adopt the Neighbourhood Plan, it becomes part of the Development Plan for the area. The policies have the same weight as Local Plan policies when making decisions.

Author: Natalie Beal

Date of report: 3 April 2025



# Planning Committee

2 May 2025

Agenda item number 11

## Landscape Sensitivity Study – minor update

Report by Planning Policy Officer

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### Summary

The Landscape Sensitivity Study has been updated to clarify the size of turbine that the term ‘small’ relates to.

### Recommendation

That members endorse the update to the Landscape Sensitivity Study as evidence for the Local Plan for the Broads.

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## 1. Landscape Sensitivity Study – minor amendments

- 1.1. The Landscape Sensitivity Study (LSS) was produced over ten years ago but remains a key resource for helping to determine planning applications for wind turbines and solar farms. Following recent discussions with the authors, Land Use Consultants (LUC), it became apparent that where the current LSS refers to small wind turbines (defined in the original LSS as 0-20m), LUC were actually considering turbines of 15-20m. The Study has been amended to clarify this as well as confirm that micro turbines (0-15m in height) will be judged on a case-by-case basis and the general principles of the LSS will be used in determining applications for micro wind. Please see Appendix 1 and 2.

Author: Natalie Beal

Date of report: 3 April 2025

Appendix 1 - [Broads Landscape Sensitivity Study for Renewables and Infrastructure \(December 2024\) Chapters 1-3](#)

The following appendix is available to view on Planning Committee - [2 May 2025 \(broads-authority.gov.uk\)](#)

Appendix 2 - Broads Landscape Sensitivity Study for Renewables and Infrastructure (December 2024) Chapter 4 Appendices 1-3

# **Broads Landscape Sensitivity Study for Renewables and Infrastructure**

## **Final report**

Prepared by LUC  
July 2012

Update in relation to micro turbines (up to 15m) in December 2024. No update to main part of report.

**Project Title:** Broads Landscape Sensitivity Study for Renewables and Infrastructure

**Client:** Broads Authority

Version	Date	Version Details	Prepared by	Checked by	Approved by Principal/Director
V1	June 2012	Draft for issue	Andrew Tempany, Fearghus Foyle	Kate Ahern	Kate Ahern
V2	July 2012	Final report	Andrew Tempany, Fearghus Foyle	Kate Ahern	Kate Ahern
V3	December 2024	Minor change to cover micro turbines (up to 15m). No update to other parts of the report.	Nina Gul	Kate Ahern	Kate Ahern



[www.landuse.co.uk](http://www.landuse.co.uk)

# Broads Landscape Sensitivity Study for Renewables and Infrastructure

## Final report

Prepared by LUC

July 2012, minor update for micro turbines (up to 15m), December 2024

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## Appendices

Appendix 1: Glossary of terms

Appendix 2: Characteristics of renewable energy technologies

Appendix 3: Landscape sensitivity matrices for each landscape character area

# 1 Introduction

This 2012 report was updated in 2024 to recognise that applications for wind turbines of up to 15m should be considered on a case-by-case basis. A generic sensitivity rating does not apply to micro turbines below 15m.

To clarify, where this report refers to small turbines, it means turbines that are 15 to 20m in height.

The remainder of this report has not been updated. This means some references and background information may no longer be current. The landscape character and judgements remain the same and still stand.

All mapping remains the same and uses the original 2013 OS base mapping. Figure 4.2 only has been updated.

- 1.1 The nationally designated landscape of the Broads and its environs is faced with a wide range of challenges arising from a changing climate. Balancing the need to make a meaningful contribution towards reducing harmful emissions from our energy use (through cleaner energy production) with the conservation and management of the unique landscape of the Broads is a key challenge.
- 1.2 The distinctive lowland wetland landscapes of the Broads have a strong sense of place and cultural pattern, reflected in the special qualities underpinning its National Park status. These include its sense of tranquillity, wildness and remoteness, the simplicity of the landscape created by undeveloped big skies, areas of open water, winding waterways, its diversity of riparian and wetland habitats (including habitats unique to the Broads) and the local character of 'beautiful churches, windmills and quiet villages'. The landscape of the Broads is also vitally important to the local economy, in terms of the opportunities afforded for recreation and tourism. As such, the environmental, economic and social value of the Broads is significant.
- 1.3 Simultaneously the comparatively flat, lowland, coastally influenced landscape of and around the Broads has relatively good conditions to produce wind and solar electricity. The Broads Authority recognises these opportunities and understands the need to maximise renewable energy generation. A key consideration is the impact such proposals have on landscape character and special qualities, whether development is proposed within or adjacent to the Broads Authority Executive Area, or in areas outside the Executive Area but which may form part of its setting.
- 1.4 In order to provide advice for planners and development management officers in considering planning applications for renewable energy schemes, the Broads Authority has commissioned LUC to undertake an assessment of the sensitivity of the Broads landscape to onshore wind and field-scale solar photovoltaic (PV) development<sup>1</sup>, as well as infrastructure associated with offshore wind energy which also has an influence on the character and quality of this landscape. The outputs of the study will help the Broads Authority to make robust, well-informed decisions on the planning applications received for wind and solar PV developments.
- 1.5 The main aim of this study is:
  - To assess the sensitivity of the landscape to wind energy developments and solar PV developments within the Broads Authority Executive Area, with reference both to the special qualities in the Broads Plan and landscape character as defined in the thirty one local landscape character areas.
- 1.6 This study is designed as a strategic aid to inform determination of planning applications for wind energy and solar PV development at the landscape character scale. This assessment addresses landscape and visual sensitivity only and does not make any judgement regarding cultural heritage or natural environment sensitivities. Decisions regarding wider acceptability of wind

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<sup>1</sup> For the purposes of this report, we will use the shorter term 'solar PV development(s)'



energy and solar PV schemes affecting the Broads will need to be made in the context of these (e.g. separate assessments covering nature conservation and cultural heritage) and considered ‘in the round’ – a balance of issues as part of a planning judgement.

- 1.7 Landscapes are borne of a complex inter relationship of different elements, all of which may be sensitive to varying degrees and in different ways to renewable energy development. The detailed discussion on landscape sensitivity at **section 4** and **Appendix 3** shows how potential conflicting issues are addressed in the landscape sensitivity assessment.

## Definition of landscape sensitivity

- 1.8 There is policy support for renewable energy through the Climate Change Act (2008) which sets out a statutory target to reduce greenhouse gas emissions in the UK by 80% by 2050. Furthermore, the new National Planning Policy Framework (2012) states at paragraph 97 that local authorities should have a positive strategy to promote renewable and low carbon sources of energy, considering identification of appropriate areas for renewable and low carbon energy, whilst having regard to potential impacts of such schemes.
- 1.9 The term ‘landscape sensitivity’ has been defined in various ways in a number of different guidance documents and studies. The current Landscape Character Assessment (LCA) Guidance<sup>2</sup> does not provide a definition of ‘landscape sensitivity’, although considerations to take into account in assessing landscape sensitivity include professional judgement as to the degree to which the landscape in question can accommodate change without adverse impacts on landscape character. Such judgements involve the making of decisions about whether important aspects of landscape character are liable to loss in light of the change being assessed and whether important aesthetic attributes of character would potentially be altered.
- 1.10 For the purposes of this study, landscape sensitivity is defined as follows:

*Landscape sensitivity is the extent to which the character and quality of the landscape is susceptible to change as a result of wind energy/field-scale solar PV development*

### Sensitivity or capacity?

- 1.11 This study does not address landscape capacity for the reason that the term ‘capacity’ when applied to the landscape is misleading and implies some sort of threshold when in reality consequences will always result. It is also important to recognise that judgements about the acceptability of landscape change can alter over time, not only in terms of our attitudes to a particular landscape but also in terms of our attitudes towards a particular type of change. This suggests that ‘capacity’ is a subjective term and may vary over time. It is important that any assessment is clear about which elements of it are relatively objective and unlikely to be disputed, and which ones are more subjective and likely to be viewed differently by different stakeholders and potentially by the same stakeholders but at different times.

## Structure of this report

- 1.12 The remainder of this report is set out as follows:
- Section 2: The baseline landscape of the Broads
  - Section 3: Method for undertaking the landscape sensitivity assessment
  - Section 4: Summary of results
- 1.13 A Glossary is provided at **Appendix 1**. **Appendix 2** sets out the characteristics of wind energy and solar PV development which have informed this assessment, whilst **Appendix 3** presents the full landscape sensitivity matrices for each of the landscapes in this assessment.

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<sup>2</sup> Former Countryside Agency and Scottish Natural Heritage (2002) ‘Landscape Character Assessment - Guidance for England and Scotland’, prepared by Swanwick C and LUC

## 2 The baseline landscape of the Broads

### The Broads – a nationally designated landscape

- 2.1 The Broads located in east Norfolk and Suffolk and fringed by the local authorities of North Norfolk District, Broadland District, South Norfolk District, Great Yarmouth Borough and Waveney District, comprise a diverse range of wetland landscapes associated with the Rivers Bure, Yare, Thurne, and Waveney and smaller river valleys such as the Ant and Chet. Much of the landscape was formerly coastal and estuarine, associated with the historic Isles of Flegg and Lothingland and with the great estuaries at Breydon and Lake Lothing. The Broads are the product of many centuries of human intervention. This occurred principally in the form of medieval peat excavation in river valleys and land drainage of estuarine marshes and flats for agriculture, and has resulted in a hugely diverse and dynamic, ever changing landscape, cultural and habitat mosaic. This includes lowland river valleys, freshwater fens, reed beds, areas of regeneration by wet woodland (alder carr), heathlands and coastal and estuarine grazing marsh, as well as areas of traditional vernacular settlement using site specific materials linked with traditional industries such as reed cutting, and servicing trades associated with boating and sailing.
- 2.2 The past challenges associated with settling and reclaiming areas of the landscape are the very factors which have contributed to its often remote and tranquil character and the wildness associated with its landscape and habitat fabric. It is this tranquil character or the characteristic of the Broads as a 'breathing space for the cure of souls' (Ted Ellis), together with its expansive character of open undeveloped skylines, which are among the primary special qualities underpinning the national designation of the Broads.
- 2.3 Natural England's 'Making Space for Renewable Energy'<sup>3</sup> suggests that the presence of statutory protected landscapes (England's National Parks and Areas of Outstanding Natural Beauty) will substantially reduce the degree to which wind energy development can be accommodated. It also recognises that, as with sites within protected landscapes, the bar is also higher in the areas outside them which form their setting, stating that "*Natural England regards the settings of protected landscapes as being potentially influential on the conservation of the special qualities of the National Park or AONB concerned*" and "*The potential impact of a wind energy development situated in the setting of a protected landscape on the protected area itself is, however, a material consideration in determining applications. The critical test is, as before, to demonstrate that the development will not compromise the objectives of designation*" (page 17).

### Landscape quality baseline: Special qualities identified in the Broads Plan

- 2.4 The following special qualities underpinning the National Park Designation of the Broads are set out in the Broads Plan 2011<sup>4</sup>: (Noting that these special qualities are updated in the Broads Plan 2022-2027) although are broadly similar.
- Wide, open landscape
  - Winding waterways
  - Big skies
  - Abundance and diversity of nature
  - Sense of space, tranquillity and wildness
  - Local character of beautiful churches, windmills and quiet villages

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<sup>3</sup> Natural England (2010) Making Space for Renewable Energy: Natural England's Approach to Assessing On-Shore Wind Energy Development (Catalogue Code: NE254)

<sup>4</sup> Broads Authority (2011), Broads Plan 2011: A Strategic Plan to Manage the Norfolk and Suffolk Broads

- Opportunities for boating and sailing
- 2.5 Other characteristics of the landscape are also directly relevant to the special qualities, identified through consultation with the Broads Authority:
- Open Broads
  - Presence of dyke patterns
  - Wet woodlands and/or reed beds
  - Enclosure created by woodlands
  - Simplicity of the landscape
- 2.6 The special qualities, together with landscape character, have informed the sensitivity assessment undertaken and presented in this report. It will be important that any renewable energy development has appropriate regard to these special qualities with regard to design and siting, whether within the Broads or its setting.
- 2.7 The special qualities that may be specifically affected by wind energy and solar PV development respectively are set out in the tables at **section 3**. Consultation has been undertaken upon the landscape assessment work for the Broads, and these qualities are therefore recognised by local communities.

### Landscape character: The Broads Landscape Character Assessment, 2006

- 2.8 The Broads Landscape Character Assessment (LCA), together with updates and additional information gathered on perceptual character by LUC (2012), forms the other key baseline element for this study.
- 2.9 The LCA identifies thirty one fine grain local landscape character areas based on distinctions in geology, landscape management and cultural pattern, supported by a series of smaller landscape types within these character areas. The landscape character areas have been used as the basis for this sensitivity study, and are as follows:
- 1: Waveney Valley – Outney Common and Bath Hills
  - 2: Waveney Valley – Bungay/Ditchingham to Shipmeadow/Geldeston
  - 3: Waveney Valley: Barsham, Gillingham and Beccles
  - 4: Waveney Valley: Aldeby to Burgh St Peter
  - 5: Waveney Valley – Worlingham Wall to Boundary Dyke Barnby
  - 6: Waveney Valley – Boundary Dyke Barnby to the Fleet, Oulton
  - 7: Waveney Valley – Burgh St Peter to Haddiscoe Marshes
  - 8: Waveney Valley – Flixton to Herringfleet Marshes
  - 9: Waveney Valley – St Olaves to Burgh Castle
  - 10: Yare Valley – Whitlingham and Country Park
  - 11: Yare Valley – Thorpe to Carey’s Meadow, Thorpe Island and Marshes, Postwick Grove and Whitlingham Marshes
  - 12: Yare Valley – Kirby/Postwick to Rockland/Strumpshaw
  - 13: Yare Valley - Claxton to Hardley Marshes
  - 14: Yare Valley – Buckenham and Cantley Marshes and Carrs
  - 15: Yare Valley – Cantley to Reedham
  - 16: Yare/Waveney Valley – Norton Marshes to Haddiscoe dismantled railway
  - 17: Chet Valley
  - 18: Haddiscoe Island
  - 19: Halvergate Marshes (excluding Bure Loop and west of Tunstall Dyke)

- 20: Breydon Water
- 21: Waveney Valley – Church Farm, Burgh Castle, Fisher’s and Humberstone Marshes
- 22: Bure Valley – Upstream Wroxham to Horstead
- 23: Bure Valley – Wroxham to Fleet Dyke, South Walsham
- 24: Bure Valley – South Walsham to Acle Marshes and Fens
- 25: Bure Valley – Lower Bure Arable Marshlands
- 26: Muck Fleet Valley and the Trinity Broads
- 27: Ant Valley – Upstream of Wayford Bridge
- 28: Ant Valley – Downstream of Wayford Bridge
- 29: Ant/Bure Valley – Ludham, Horning and Neatishead Grazing Marshes
- 30: Thurne Valley – Upper Thurne Open Marsh, Broads and Fens
- 31: Thurne/Bure Valley – Martham Ferry to Oby

### LCA update, 2012

- 2.10 This study has been informed by the additional gathering of perceptual information in relation to the thirty one local character areas, as part of an update of the LCA undertaken by LUC with the Broads Authority. This involved field survey to capture and add detail to information on the following perceptual aspects of landscape character for each area:

- Special and scenic qualities of the Broads
- Remoteness and tranquillity
- Enclosure and scale
- Light and reflectivity
- Pattern and texture
- Sense of time depth<sup>5</sup>
- Skylines
- Visibility and intervisibility
- Accessibility and experience/recreation

The landscape character areas are shown on **Figure 2.1**, together with the landscape character context of adjacent districts. The LCA descriptions, together with updated information on perceptual character (LUC, 2012) form the primary evidence base for this assessment.

### LCA groupings for the sensitivity assessment

- 2.11 For the purposes of this study, the landscape character areas have been aggregated into the following groups which were defined by the Broads Authority based on their local knowledge and upon common landscape characteristics:
- LCAs 1 and 2
  - LCA 3
  - LCAs 4, 5 and 6
  - LCAs 7 and 16
  - LCAs 8 and 9
  - LCAs 10 and 11

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<sup>5</sup> The imprint of the past and cultural pattern upon a place.

- LCAs 12, 13, 14, 15 and 17
- LCAs 18, 19, 20 and 21
- LCAs 22 and 23
- LCAs 24, 29 and 31
- LCA 25
- LCA 26
- LCAs 27 and 28
- LCA 30

#### *Landscape character of adjacent districts*

2.12 The landscape sensitivity assessment considers intervisibility with and relationship to landscape features within district landscape character areas outside of and adjacent to the Executive Area, as appropriate. Accordingly reference has been made to the following landscape character assessments:

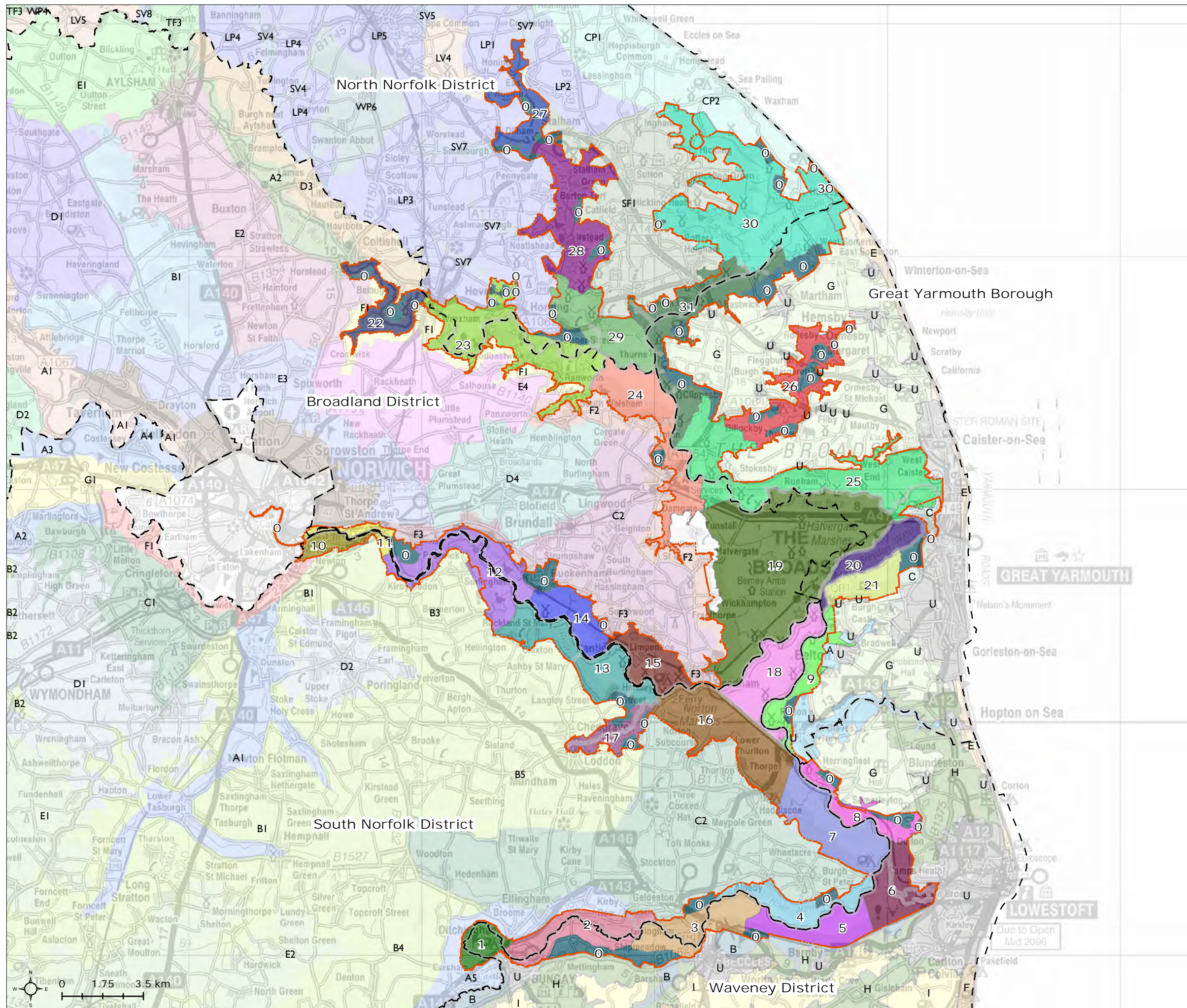
- Great Yarmouth Borough Landscape Character Assessment 2008
- North Norfolk District Landscape Character Assessment Supplementary Planning Document (SPD) 2009
- Broadland District Draft Landscape Character Assessment Supplementary Planning Document (SPD) 2010
- South Norfolk District Landscape Character Assessment 2005
- Waveney District Landscape Character Assessment 2008

Note that some of these assessments have since been updated. The information used for the original landscape sensitivity study remains relevant.

#### **Norfolk Historic Landscape Characterisation**

2.13 Norfolk's Historic Landscape Characterisation (HLC, 2008) maps historic landscape character types across the county. These Historic Landscape Types (HLTs) are shown on **Figure 2.2**.





## Broads Landscape Study

Figure 2.1

### Landscape Character

The Broads Authority Boundary

District Boundary

#### Broads Authority LCA

0. Arable areas - outside "Broads" Character refers to Adjacent district Landscape Character Assessment

1. Outney Common and Bath Hills
2. Bungay/Ditchingham to Shipmeadow/Geldeston
3. Barsham, Gillingham and Beccles Marshes
4. Aldeby to Burgh St Peter
5. Worlingham Wall to Boundary Dyke Barnby
6. Boundary Dyke Barnby to the Fleet, Oulton
7. Burgh St Peter to Haddiscoe Marshes
8. Flixton to Herringfleet Marshes
9. St Olaves to Burgh Castle
10. Whittingham Lane and Country Park
11. Thope to Cary's Meadow, Thope Island and marshes, Postwick Grove and Whittingham Marshes
12. Kirby/Postwick to Rockland/Strumpshaw
13. Claxton to Hardley Marshes
14. Buckenham and Cantley Marshes and Carrs
15. Cantley to Reedham
16. Norton Marshes to Haddiscoe dismantled railway
17. Chet Valley
18. Haddiscoe Island
19. Halvergate Marshes (exc Bure Loop and west of Tunstall Dyke)
20. Breydon Water
21. Church Farm, Burgh Castle, Fisher's and Humberstone Marshes
22. Upstream Wroxham to Horstead
23. Wroxham to Fleet Dyke, South Walsham
24. South Walsham to Acle Marshes and Fens
25. Lower Bure Arable Marshlands
26. Muck Fleet Valley and the Trinity Broads
27. Upstream of Wayford Bridge
28. Downstream of Wayford Bridge
29. Ludham, Horning and Neatishead Grazing Marshes
30. Upper Thurne Open Marsh, Broads and Fens
31. Martham Ferry to Oby

Map Scale @ A3: 1:160,000





Figure 2.2  
Historic Landscape Character

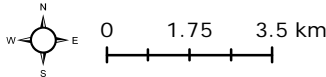
Map Scale @ A3:1:160,000



Source:

Legend

- Broads Authority LCA
- Historic Landscape Character Areas
- 18th-20th century woodland plantation
- 20th century enclosure
- Allotment
- Ancient woodland
- Animal farm
- Boundary loss
- Boundary loss - with relict element
- Built up areas - urban development
- Carr woodland
- Common with an open margin
- Doles - fossilised fen meadows - medieval
- Drained reclamation - curvilinear - pre-18th cent
- Drained reclamation - rectilinear - 19th-20th cent
- Duck decoy pond
- Grazing marsh - curvilinear - anciently enclosed
- Grazing marsh - rectilinear - 17th-19th century
- Grazing marsh - rectilinear - 17th-20th century
- Hall/large house
- Historic earthwork
- Industrial
- Informal parkland
- Interrupted/regular rows of farms/tofts and crofts
- Irregular enclosure
- Later enclosure - piecemeal by agreement
- Leisure/recreation
- Managed wetland
- New enclosure
- New enclosure formed by 18th-19th century communication and transport
- Nucleated clusters - more than 5
- Nursery with glass house
- Orchard
- Piecemeal enclosure by agreement
- Piecemeal style Parliamentary enclosure
- Regenerated alder carr woodland
- Religious institution
- Saltings
- Sea defences
- Settlement on common edge
- Small farm clusters - less than 5
- Streets and rows - linear settlements
- Stud farm
- Unimproved freshwater fen
- Unimproved intertidal
- Unimproved marine marsh or brackish fen
- Unimproved rough pasture
- Water reservoir



## 3 Method for undertaking the landscape sensitivity assessment

### Spatial and descriptive framework

- 3.1 The local landscape character areas in the Broads, together with their accompanying descriptions and updated information on perceptual character, form the evidence base for the Landscape Sensitivity Assessment. Other key sources of information used to inform the assessment include:
- The Norfolk Historic Landscape Character (HLC) Assessment
  - The special qualities of the Broads as expressed in the Broads Plan 2011
  - CPRE Tranquillity and Intrusion Mapping<sup>6</sup>
  - Ordnance survey base maps (1:250K, 1:50K and 1:25K) and aerial photographs
  - Adjacent district LCA information – account has been taken of landscape character areas outside the Broads
  - Field survey, to support and verify the assessment
- 3.2 In addition, Zone of Theoretical Visibility (ZTV) analysis mapping has been used to inform the visual elements of the sensitivity assessment and consideration of intervisibility between character areas. The ZTV mapping is presented at **Figures 3.1 to 3.5**. These sample ZTVs were generated from a range of representative locations within and adjacent to the Broads, including expansive open marshland landscapes, from promoted paths/routes such as the Weavers Way, from sites of visitor focus such as Beauchamp Arms on the Yare and Carlton Marshes within the Waveney Valley. A ZTV was also generated to show potential visual influence of introducing turbines on the type of site which could potentially be of interest for turbines outside the Broads (an old military airfield). The ZTVs were processed using a digital ground model based on Ordnance Survey Landform Panorama contour data and produced using Arc GIS software. For the purposes of this assessment, woodlands (drawn from the National Woodland Inventory data) were modelled to a height of 15m to give an indication of visual barriers. The extent of the ZTV was a 35km radius from a central point on the chosen site. A 35km radius was used as this corresponds to the study area chosen for windfarm LVIAs with reference to published guidance<sup>7</sup>. The ZTVs are based on a viewer eye height of 2m to consider worst case, and also take account of earth curvature.
- 3.3 ZTVs have been supported by field survey to identify aspects of the adjacent character areas which are sensitive in relation to the Broads, as identified in the matrices at **Appendix 3**.

### Development types considered

- 3.4 In discussion with the Broad Authority, the following renewable energy typologies have been used to inform the analysis, with more information on the characteristics of relevant renewable energy technologies at Appendix 2

#### Wind turbines and associated infrastructure

- 3.5 The sensitivity assessment applies to all forms of turbines, although this study is based on the most common three bladed horizontal axis turbines. The assessment considers different turbine heights and cluster sizes, based on bandings that reflect the existing applications submitted to

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<sup>6</sup> <http://www.cpre.org.uk/resources/countryside/tranquil-places>

<sup>7</sup> SNH, 2006 **Visual Representation of Windfarms** Good Practice Guidance. Although produced for Scotland, this is widely accepted technical guidance for the assessment of the impact of windfarms.

The Broads Authority and those most likely to be put forward by developers in the future. In this context, the fine grain, small scale landscape and intricate patterns of the Broads have also been recognised in determining the size and scale of turbines to be considered appropriate for assessment within the study area. The following height and cluster ranges have been used to inform this assessment:

#### *Turbine heights*

- 15-20 metres to blade tip
- 20-50 meters to blade tip
- 50-70 meters to blade tip (Relevant areas outside the Broads Authority area only)
- 70 meters and above to blade tip (Relevant areas outside the Broads Authority area only)

3.6 Note that applications for micro turbines up to 15 m will be dealt with on a case by case basis and generic sensitivity judgements do not apply to this scale of development.

3.7 It is considered that 50 metres to blade tip is an appropriate upper threshold for assessment in the Executive Area, as this relates to the maximum height for which applications are currently coming forward (2012), and that turbines of a larger height range in the Executive Area would be fundamentally out of scale with the landscape elements which make up the Broads. However, the largest scale turbines in the above typology have also been assessed for completeness.

#### *Turbine cluster sizes*

- Single turbine
- Small scale clusters (up to 5 turbines)
- Medium scale clusters (6-10 turbines – areas outside the Broads Authority only)
- Large scale clusters (11-25 turbines - areas outside the Broads Authority only)
- Very large scale clusters (>26 turbines - areas outside the Broads Authority only)

#### **Associated renewables infrastructure**

3.8 Commentary is provided in the assessment in relation to pylons/cabling/landfall/substation infrastructure associated with offshore wind turbines, in applicable character areas, as appropriate.

#### **Solar PV**

3.9 The assessment considers the sensitivity of The Broads landscape to field scale solar PV in addition to commentary on domestic roof-mounted solar PV where appropriate, and with consideration of visible parts of adjacent character areas beyond the Executive Area. The most common field scale developments consist of 'arrays' of PV panels, around 3-4 meters in height and mounted on aluminium/stainless steel frames. The following sizes of development have been used to inform the assessment:

- Roof mounted requiring planning permission
- Roof mounted up to 1 hectare area
- Up to 1 hectare area (single field developments)
- 1 to 5 hectares area (Developments encompassing more than one field)


## **Evaluating landscape sensitivity**

3.10 The approach taken in this study builds on current guidance published by the former Countryside Agency and Scottish Natural Heritage including the Landscape Character Assessment Guidance, as well as LUC's considerable experience from previous and on-going studies of a similar nature. The approach taken here accords with more recent updates of guidance on landscape sensitivity, prepared since 2012.



## Assessment criteria

- 3.11 In line with good practice, this landscape sensitivity assessment uses carefully defined criteria. Criteria for determining landscape sensitivity to wind energy and field-scale PV development are based on special qualities and landscape character attributes of the landscape most likely to be affected by each development type. **Table 3.1** sets out the criteria that have been used for the assessment of wind energy development; and **Table 3.2** set out those used for solar PV developments. These have been informed by our experience and knowledge of other studies as well as feedback from the Steering Group. The criteria in these tables have been fed into the sensitivity matrices for each character area group at **Appendix 3**.

**Table 3.1: Criteria for Assessing Landscape Sensitivity to Wind Energy Development**

1.Scenic and special qualities of the Broads				
<p>The special qualities underpinning the national landscape designation of the Broads are in many instances intrinsic to aspects of landscape character which are brought out in other criteria in this table. A number of the special qualities referenced in the Broads Plan are directly relevant to aesthetic, scenic and perceptual aspects of landscape character. This assessment considers the extent to which these special qualities are referenced in each of the landscape character area groupings.</p> <p>Of the scenic and special qualities, the following would have the highest sensitivity to wind energy development, where present:</p> <ul style="list-style-type: none"> <li>• <i>Wide, open landscapes and big skies</i> (would be affected by presence of taller vertical structures)</li> <li>• <i>Sense of space</i> (would be affected by presence of taller vertical structures and by clusters of these)</li> <li>• <i>Sense of tranquillity and wildness</i> (due to potential of wind energy development to introduce a sense of movement and noise to the landscape)</li> </ul> <p>Information sources: Broads Plan 2011.</p>				
				
Examples of sensitivity ratings				
Lower sensitivity		↔		Higher sensitivity
e.g. a landscape with greater presence of elements which impact on special and scenic qualities – landscape may be affected by and intervisible with large scale settlement and/or ‘edge’ influences/lighting/transport infrastructure. Very low presence/distribution of special qualities which may	e.g. a landscape with some presence of elements which impact on special/scenic qualities, or one of medium scenic quality, unlikely to be significantly affected by wind turbine development, or with few special qualities likely to be affected	e.g. a landscape with some evidence of the scenic and special qualities, albeit with a degree of erosion due to modern settlement edges and/or infrastructure. Alternatively the special qualities present are likely to be only moderately affected by wind turbine development	e.g. a landscape with considerable evidence of the scenic/special qualities. Most of the special qualities present are likely to be affected by wind turbine development	e.g. a landscape of very high scenic quality, with most/all of the scenic/special qualities evident and very likely to be affected by wind turbine development



be affected by wind energy development				
<b>2. Enclosure and scale</b> <p>A simple, open, large scale landscape with no visual boundaries and few features that relate to human scale is likely to be less sensitive to wind energy development than is a landscape of enclosed and small scale character. This is because turbines may appear out of scale, detracting from visually important landscape features which define the landscape scale or appear confusing (due to turbines being at varying heights) in the latter types of landscapes. In this criterion, specific aspects which can affect landscape scale in relation to the Broads can include not just valley sides but elements which punctuate the landscape such as windpumps or winged dykes, whilst, seasonally, sailing craft can also provide human scale elements within the landscape.</p> <p>Information sources: Key characteristics for the LCA; Ordnance Survey basemaps; Topography data (Ordnance Survey Panorama); fieldwork</p>  <p><i>Lower sensitivity</i> <span style="float: right;"><i>Higher sensitivity</i></span></p>				
<b>Examples of sensitivity ratings</b> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <b>Lower sensitivity</b> </div> <div style="flex-grow: 1; text-align: center;">  </div> <div style="text-align: center;"> <b>Higher sensitivity</b> </div> </div>				
e.g. extensive open landscapes of exposed character, such as arable farmland defined by field boundary loss, and/or a landscape with very few human scale indicators	e.g. a landscape with a limited degree of enclosure, and relatively few field boundary/structural landscape features, and/or a landscape with few human scale indicators	e.g. a medium scale landscape, with a moderate degree of enclosure created by the presence of field boundary features and/or with presence of some human scale indicators	e.g. a landscape with a higher degree of enclosure and containment created by structural landscape features and/or by localised topographic variation, such as river valleys, valley sides and ridges, and with a high presence of human scale indicators	e.g. a landscape with a considerable sense of enclosure and containment. A landscape defined by an intimate spatial scale, whether due to structural vegetation or localised topographic variation (river valleys, valley sides and ridges), and with a high presence of human scale indicators



### 3.Landscape and land cover pattern

Simple, regular landscapes with extensive areas of consistent ground cover are likely to be less sensitive to wind energy development than landscapes with more complex or irregular land cover patterns, smaller and / or irregular field sizes (note also cross reference to sense of historic character) and landscapes with frequent human scale features that are traditional of the landscape, such as vernacular Broad side/river front dwellings or carr woodlands<sup>8</sup>. This is because large features such as wind turbines may dominate smaller scale traditional features within the landscape.

Within the above, it should be noted that more fine grained landscape patterns such as intricate dyke networks could affect landscape sensitivity where they have particular perceptual or visual expression.

Information sources: Key characteristics for the LCA; Ordnance Survey basemaps; Google Earth (aerial photography); fieldwork.



*Lower sensitivity*

*Higher sensitivity*

#### Examples of sensitivity ratings

Lower sensitivity		↔		Higher sensitivity
e.g. a very large-scale landscape with simple/uniform landcover pattern, with little variation, and lacking in human scale features	e.g. a landscape with large-scale field patterns and little variety in land cover. Occasional human scale features such as trees and domestic buildings	e.g. a landscape with medium sized fields, some variations in land cover and presence of human scale features such as trees, domestic buildings or where dyke pattern has some visual expression	e.g. a landscape with irregular small-scale fields, variety in land cover/interplay of landcover elements and presence of human scale features such as trees, domestic buildings, or a landscape where dyke pattern is evident	e.g. a landscape with a very strong variety in land cover and small-scale / irregular in appearance. Containing numerous human scale features or a landscape where dyke pattern is particularly evident

### 4.Skylines

Skylines (that is horizon lines or the extent of visibility defined by the meeting of land/water and sky), of undeveloped character have the highest sensitivity to wind turbine development as turbines may detract from such skyline character. Turbines and other related tall infrastructure such as pylons may also detract from traditional Broads skyline features such as church towers or historic wind pumps. Skylines with a higher distribution of human scale development influences may have proportionally lower sensitivity, although this is to a large extent dependent on the form of development which makes up the skyline, for example modern settlement would be of considerably lower sensitivity than traditional settlement centred on church spires. Skylines defined by large scale development and infrastructure (large urban edges, coastal ports) have the lowest sensitivity. The direction of

<sup>8</sup> Human scale features are aspects of land cover such as hedges or buildings which give a 'human scale' to the landscape

view and associated different skyline elements in relation to character areas have been considered in the sensitivity assessment.

Information sources: Key characteristics for the LCA; fieldwork.



Lower sensitivity

Higher sensitivity

### Examples of sensitivity ratings

Lower sensitivity		↔		Higher sensitivity
e.g. a landscape with skylines defined by large scale modern development (due to urban edge, industry or infrastructure) or where such features form prominent skyline elements	e.g. a landscape with skylines largely defined by human scale settlement influences, or with some large scale modern development/infrastructure (urban edge/industry/infrastructure), or a combination of the above	e.g. a landscape with some presence of distinctive simple Broads skylines, whether expansive marshes or wooded broads, and vernacular features such as wind pumps, but also with human scale settlement influences and edges	e.g. a landscape with skyline character largely uninterrupted by modern development or infrastructure, irrespective of whether skylines are open/expansive or defined by woodland. May also contain areas of localised topographic variation which would render turbines prominent, and some vertical features associated with traditional Broads vernacular such as church towers and wind pumps.	e.g. a landscape whose skylines are entirely uninterrupted by modern development and infrastructure, irrespective of whether skylines are open/expansive or defined by woodland. Likely to also contain areas of topographic variation rendering turbines prominent. Also presence of some vertical features associated with traditional Broads vernacular such as church towers and wind pumps.

### 5. Perception and experience of the landscape

Landscapes that are relatively remote or tranquil (due to relative freedom from human activity and disturbance or having a strong feel of traditional rurality with few modern human influences) tend to increase levels of sensitivity to wind energy development compared to landscapes that contain signs of modern development (although it is noted that pockets of traditional rural settlement within character areas are unlikely to negatively affect overall sense of remoteness or sensitivity in perceptual terms, as they often fit aesthetic character). This is because modern development will introduce new and uncharacteristic features which may not respond well to landscape context and which may detract from a sense of tranquillity and or remoteness and rural landscape character.

Information sources: Key characteristics for the LCA; CPRE's Tranquillity and Intrusion mapping; Ordnance Survey basemaps (presence / absence of development, settlement, structures); Field survey



*Lower sensitivity*

*Higher sensitivity*

**Examples of sensitivity ratings**

Lower sensitivity		<div> <div></div> <div></div> </div>		Higher sensitivity
e.g. a landscape with much human activity and development such as large scale agricultural buildings, modern settlement edges or ports/docks (to coastal/estuarine broads)	e.g. a rural landscape with much human activity and dispersed modern development	e.g. a rural landscape with some presence of modern development and human activity	e.g. a more naturalistic landscape and / or one with little presence of modern human influence and development	e.g. a remote or 'wild' landscape with little or no signs of current human activity and development

6.Historic landscape character

Landscapes comprising medieval features such as broads, associated ancient wet woodlands, and flood meadows are considered to have a higher sensitivity to larger scale wind energy development than landscapes comprising 18<sup>th</sup> century and later or modern land drainage, reclamation and river works schemes, due to the potential effects of larger scale wind energy development on the coherence of these landscapes and the ability to appreciate them. Historic landscape types of larger scale e.g. 20<sup>th</sup> century agriculture would be least sensitive. Historic, small scale landscape types such as sinuous co axial field systems have the highest sensitivity to wind turbine development as a result of potential change to the coherence of these historic landscape types, as do landscapes which demonstrate a strong sense of time depth in terms of functional and cultural landscape and settlement relationships. Scale of wind energy development in relation to that of historic landscape features is key to sensitivity, as picked up in specific LCA assessment groupings at Appendix 3.

Information sources: Key characteristics for the LCA; Norfolk HLC.



Lower sensitivity

Higher sensitivity

Examples of sensitivity ratings

Lower sensitivity		↔		Higher sensitivity	
e.g. majority of the landscape covered by least sensitive HLTs and/or a low sense of time depth	e.g. majority of the landscape covered by lower sensitivity HLTs, and with relatively low sense of time depth, but may include some small areas of higher sensitivity	e.g. majority of the landscape covered by medium sensitivity HLTs or a mixture of higher and lower sensitivity HLTs. Some aspects of time depth evident		e.g. majority of the landscape covered by higher sensitivity HLTs and/or generally has a strong sense of time depth, but may include some small areas of lower sensitivity	e.g. the majority of the landscape covered by higher sensitivity HLTs and/or has a very clear/strong sense of time depth

7.Visual sensitivities and intervisibility


Landscapes with a strong sense of intervisibility and of open visual character will have a greater sensitivity to wind energy development than will landscapes of contained visual character. This is because of the greater potential of the former to be influenced in visual terms by wind energy development.

Source: Field survey



Lower sensitivity

Higher sensitivity

<i>Examples of sensitivity ratings</i>				
Lower sensitivity				Higher sensitivity
e.g. a landscape with a very high level of visual containment and filtering, due to interaction of topographic and structural landscape features	e.g. a landscape with a relatively high degree of visual containment, due to interaction of topographic and structural landscape features	e.g. a landscape with a moderate degree of visual containment, due to interaction of topographic and structural landscape features	e.g. an exposed and open landscape with a relatively high degree of intervisibility with adjacent character areas	e.g. a very exposed and open landscape with a strong sense of intervisibility with adjacent character areas



**Table 3.2: Criteria for Assessing Landscape Sensitivity to Field-scale Solar PV Development**  
(commentary also provided for consideration of roof mounted PV under the following criteria which are relevant to this form of solar PV: historic character, visibility/intervisibility and openness/enclosure)

### 1.Scenic and special qualities of the Broads

The special qualities underpinning the national landscape designation of the Broads are in many instances intrinsic to aspects of landscape character which are brought out in other criteria in this table. A number of the special qualities referenced in the Broads Plan are directly relevant to aesthetic, scenic and perceptual aspects of landscape character. This assessment considers the extent to which these special qualities are referenced in each of the landscape character area groupings.

The following special qualities, where present, would have higher sensitivities to solar PV development:

- The *abundance of nature* (land take required by solar PV schemes could potentially have an effect on habitat and landscape networks which contribute to this quality)
- *Sense of tranquillity and wildness* (due to introduction of structural elements which could interrupt this)
- *Wide, open landscapes and big skies* (would be affected by presence of solar arrays as skyline elements/due to local loss of skylines)
- *Sense of space* (would be affected by presence of solar arrays whose footprint could potentially impinge on this sense of space and openness)

Information sources: Broads Plan, 2011.



Lower sensitivity

Higher sensitivity

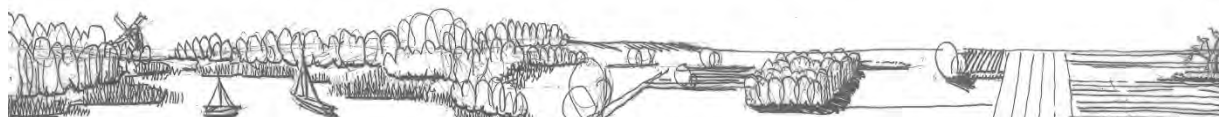
### Examples of sensitivity ratings

Lower sensitivity		↔		Higher sensitivity	
e.g. a landscape with greater presence of elements which impact on special and scenic qualities – landscape may be intervisible with large scale settlement and/or 'edge' influences/lighting/transport infrastructure. Very low presence/distribution of special qualities which may be affected by solar PV development	e.g. a landscape with some presence of elements which impact on special/scenic qualities, or one which is unlikely to be significantly affected by solar PV development, or with few special qualities likely to be affected	e.g. a landscape with some evidence of the scenic and special qualities, albeit with a degree of erosion due to modern settlement edges and/or infrastructure. Alternatively the special qualities present are likely to be only moderately affected by solar PV development		e.g. a landscape with considerable evidence of the scenic/special qualities. Most of the special qualities present are likely to be affected by solar PV development	e.g. a landscape of very high scenic quality, with most/all of the scenic/special qualities evident and very likely to be affected by solar PV development

## 2. Sense of openness / enclosure

A landscape with a strong sense of enclosure (e.g. provided by land cover such as woodland or high hedgerows, or by relative variations in topography) is likely to be less sensitive to solar PV development whether field or roof mounted than an open and unenclosed landscape because the development will be less easily perceived, especially at a distance, in an enclosed landscape.

Information sources: Key characteristics for the LCA; Google Earth / aerial photographs; fieldwork.



*Lower sensitivity*

*Higher sensitivity*

### Examples of sensitivity ratings

Lower sensitivity		↔	Higher sensitivity	
e.g. a very well enclosed landscape – enclosure is perhaps provided by thick, high hedgerows, tree belts and woodland and/or by topographic variation	e.g. relatively high levels of enclosure provided by thick hedgerows with frequent hedgerow trees, and/or by relative topographic variation	e.g. a landscape with some open and some more enclosed areas – likely to be a rural landscape with some hedgerows and tree belts. The landscape may have a degree of topographic variation which could provide localised enclosure	e.g. an open landscape with little sense of enclosure (low, few or no hedgerows, few trees)	e.g. an extremely open landscape such as an unenclosed marsh with no field boundaries or trees

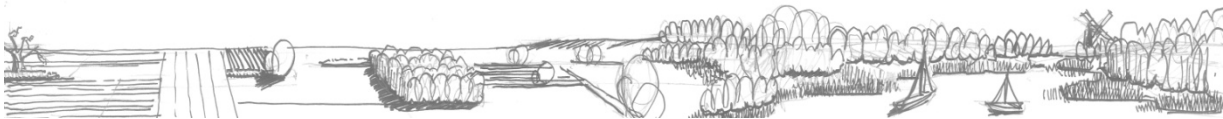
In terms of this criterion, whilst a strong sense of enclosure creates visual containment in relation to solar PV and therefore has the potential to reduce sensitivity in visual terms, the landscape structure of small scale, enclosed landscapes is potentially vulnerable to solar PV development footprints, as described in criterion 3 (Landscape and land cover pattern and scale), overleaf. This is brought out as appropriate in the discussion on landscape sensitivity for the character area groups.

3.Landscape and landcover pattern and scale

Landscapes with small-scale, more irregular field patterns are likely to be more sensitive to the introduction of solar PV development than landscapes with large, regular scale field patterns because of the risk of diluting or masking the characteristic landscape patterns. This would be particularly apparent if development takes place across a number of adjacent fields where the field pattern is small and intricate (bearing in mind that the height of panels could exceed that of a hedge).

Landscapes with a more complex, 'mosaic' landcover pattern, which may often be related to landscape scale, would also have a higher sensitivity to solar PV than those with a simpler land cover pattern e.g. arable agriculture, which is potentially more reflective of the pattern/geometry created by field scale PV.

Information sources: Key characteristics for the LCA; Norfolk Historic Landscape Characterisation; Ordnance survey 1:25K basemap (showing field patterns); Google Earth (aerial photography); fieldwork.



Examples of sensitivity ratings

Lower sensitivity		↔		Higher sensitivity	
e.g. a landscape with large-scale, regular fields of mainly modern origin, or an arable or 'brownfield' landscape	e.g. a landscape which is mainly defined by large, modern fields, or a largely arable or 'brownfield' landscape with some pasture or semi-natural land cover present	e.g. a landscape with a mixture of large-scale, modern fields and some smaller, more historic enclosure, or a mixed pastoral and arable landscape, perhaps with some brownfield sites and some semi-natural land cover		e.g. a landscape dominated by ancient, small-scale field patterns with a few isolated areas of modern enclosure, or a landscape dominated by permanent pasture (there could be some arable land present), and with areas of semi-natural land cover	e.g. a landscape characterised by small-scale, ancient field patterns, or a landscape dominated by semi-natural land cover, perhaps with some permanent pasture

In terms of this criterion, whilst small scale landscape patterns are potentially vulnerable to solar PV development footprints, they also afford visual containment, reducing sensitivity in visual terms and in relation to criteria 2 (Sense of openness/enclosure) above. This is brought out as appropriate in the discussion on landscape sensitivity for the character area groups.

#### 4. Perception and experience of the landscape

Landscapes that are relatively remote or tranquil (due to freedom from human activity and disturbance and having a strong feel of traditional rurality with few modern human influences) tend to increase levels of sensitivity to solar PV development compared to landscapes that contain signs of modern development. This is because such development will introduce new and uncharacteristic features which may detract from a sense of tranquillity and or remoteness and rural landscape character.

Information sources: Key characteristics for the LCA; CPRE's Tranquillity and Intrusion mapping; Ordnance Survey basemaps (presence / absence of development, settlement, structures): Field survey



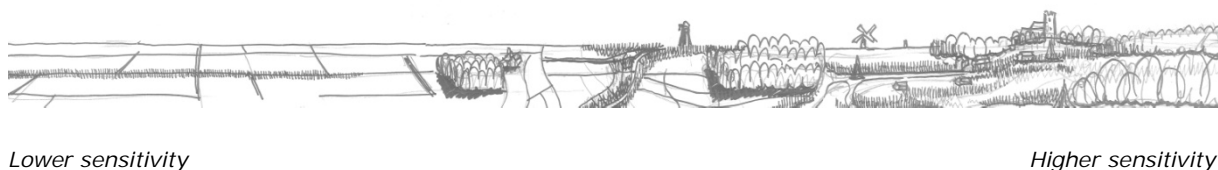
#### Examples of sensitivity ratings

Lower sensitivity		↔	Higher sensitivity	
e.g. a landscape with much human activity and development such as industrial areas or ports/docks (to coastal/estuarine broads)	e.g. a rural landscape with much human activity and dispersed modern development	e.g. a rural landscape with some modern development and human activity	e.g. a more naturalistic landscape and / or one with little modern human influence and development	e.g. a remote or 'wild' landscape with little or no signs of current human activity and modern development

#### 5. Historic Landscape Character

Landscapes comprising medieval features such as broads, associated ancient wet woodlands, and flood meadows are considered to have a higher sensitivity to both field scale and rooftop PV development than landscapes comprising 18<sup>th</sup> century and later or modern land drainage, reclamation and river works schemes, due to the potential effects of both field and roof mounted solar PV development on the coherence of such landscapes and the ability to perceive and appreciate them. Large scale historic landscape types such as 20<sup>th</sup> century field systems have lowest sensitivity to solar arrays. Historic, small scale landscape types such as sinuous co axial field systems have the highest sensitivity to solar PV development as a result of potential change to the coherence of these historic landscape types, as do landscapes which demonstrate a strong sense of time depth in terms of functional and cultural landscape and settlement relationships.

Information sources: Key characteristics for the LCA; Norfolk HLC.



Examples of sensitivity ratings				
Lower sensitivity		↔		Higher sensitivity
e.g. majority of the landscape covered by least sensitive HLTs and/or a low sense of time depth	e.g. majority of the landscape covered by lower sensitivity HLTs, and with relatively low sense of time depth, but may include some small areas of higher sensitivity	e.g. majority of the landscape covered by medium sensitivity HLTs or a mixture of higher and lower sensitivity HLTs. Some aspects of time depth evident	e.g. majority of the landscape covered by higher sensitivity HLTs and/or generally has a strong sense of time depth, but may include some small areas of lower sensitivity	e.g. the majority of the landscape covered by higher sensitivity HLTs and/or has a very clear/strong sense of time depth

## 6. Visual sensitivities and intervisibility

Landscapes with a strong sense of openness and intervisibility will have a greater sensitivity to solar PV development than will more visually contained landscapes with denser or more intact landscape structure. This is due to the greater potential for the former to be influenced in visual terms by solar PV development.

Information sources: Field survey.



Lower sensitivity

Higher sensitivity

Examples of sensitivity ratings				
Lower sensitivity		↔		Higher sensitivity
e.g. a landscape with a very high level of visual containment and filtering, due to interaction of topographic and structural landscape features	e.g. a landscape with a relatively high degree of visual containment, due to interaction of topographic and structural landscape features	e.g. a landscape with a moderate degree of visual containment, due to interaction of topographic and structural landscape features	e.g. an exposed and open landscape with a relatively high degree of intervisibility with adjacent character areas	e.g. a very exposed and open landscape with a strong sense of intervisibility with adjacent character areas

## Discussion on landscape sensitivity

- 3.12 Once the criteria have been assessed individually, the results are drawn together into a summary discussion on landscape character sensitivity for that landscape character area grouping.
- 3.13 If one criterion has a particularly strong influence on landscape character this is drawn out in the discussion (an example might be skylines in a landscape character area with open or undeveloped skylines, or perception and experience of the landscape in a particularly remote landscape character area).



- 3.14 In any given LCA group there may be criteria that produce conflicting results. For example, when considering sensitivity to wind energy development, a settled landscape, while containing greater human influence (indicating a lower sensitivity), will also include more human scale features that could be affected by large-scale wind turbines (indicating a higher sensitivity). Conversely, a more remote landscape will lack the human scale features but may have a higher sensitivity from a perceptual point of view. When considering solar PV development, a landscape with a very small-scale field pattern and with a high sense of enclosure might score lower in terms of sensitivity for 'sense of enclosure/openness' but higher for 'field pattern and scale'. These issues are brought out in the discussion on landscape sensitivity, and a professional judgement is made on overall sensitivity.

### Judging landscape sensitivity to different sizes of development

- 3.15 The next stage of the assessment is to come to a judgement on landscape sensitivity to different sizes/scales of development (height of wind turbines and size of solar PV development). In the case of wind turbines, notes are also provided in relation to sensitivity to different turbine cluster sizes (see matrices at **Appendix 3**). Assumptions concerning the footprints of solar PV schemes are set out in the notes at **Appendix 2**.
- 3.16 For all the renewables scenarios covered in this study, sensitivity is judged on a five-point scale as shown in **Table 3.3** below. These sensitivity ratings can apply to any landscape in England – they are not specific to the Broads.

**Table 3.3: Definition of landscape sensitivity levels**

Sensitivity Level	Definition
<b>High (H)</b>	The key characteristics and qualities of the landscape are highly sensitive to change from the type and scale of renewable energy being assessed.
<b>Moderate-High (M-H)</b>	The key characteristics and qualities of the landscape are sensitive to change from the type and scale of renewable energy being assessed.
<b>Moderate (M)</b>	Some of the key characteristics and qualities of the landscape are sensitive to change from the type and scale of renewable energy being assessed.
<b>Low-Moderate (L-M)</b>	Few of the key characteristics and qualities of the landscape are sensitive to change from the type and scale of renewable energy being assessed.
<b>Low (L)</b>	Key characteristics and qualities of the landscape are robust and are less likely to be adversely affected by the type and scale of renewable energy development being assessed.

### Presentation of results

- 3.17 The full landscape sensitivity assessments for each of the grouped/aggregated landscape character areas are presented in tabular format in Appendix 3. The tables provide:
- A summary description of the LCA group against each of the assessment criteria, giving a landscape sensitivity assessment 'score' for each (on the coloured five-point scale as set out in Table 3.3 above)
  - An overall discussion on landscape sensitivity for the LCA group
  - Commentary on sensitivity for different scales of development (different turbine heights for wind energy development and different areas of panels for solar PV development)
  - For wind energy development, a commentary on landscape sensitivity to different cluster sizes.
- 3.18 A summary of the results of the landscape sensitivity assessment is presented in **Chapter 4** and mapped at **Figures 4.1-4.15**.

### Limitations of the landscape sensitivity assessment

- 3.19 While this Landscape Sensitivity Assessment provides an initial indication of the relative landscape sensitivities of different areas to wind energy and solar PV development, it does not aim to comment on landscape capacity, and should not be interpreted as a definitive statement on the

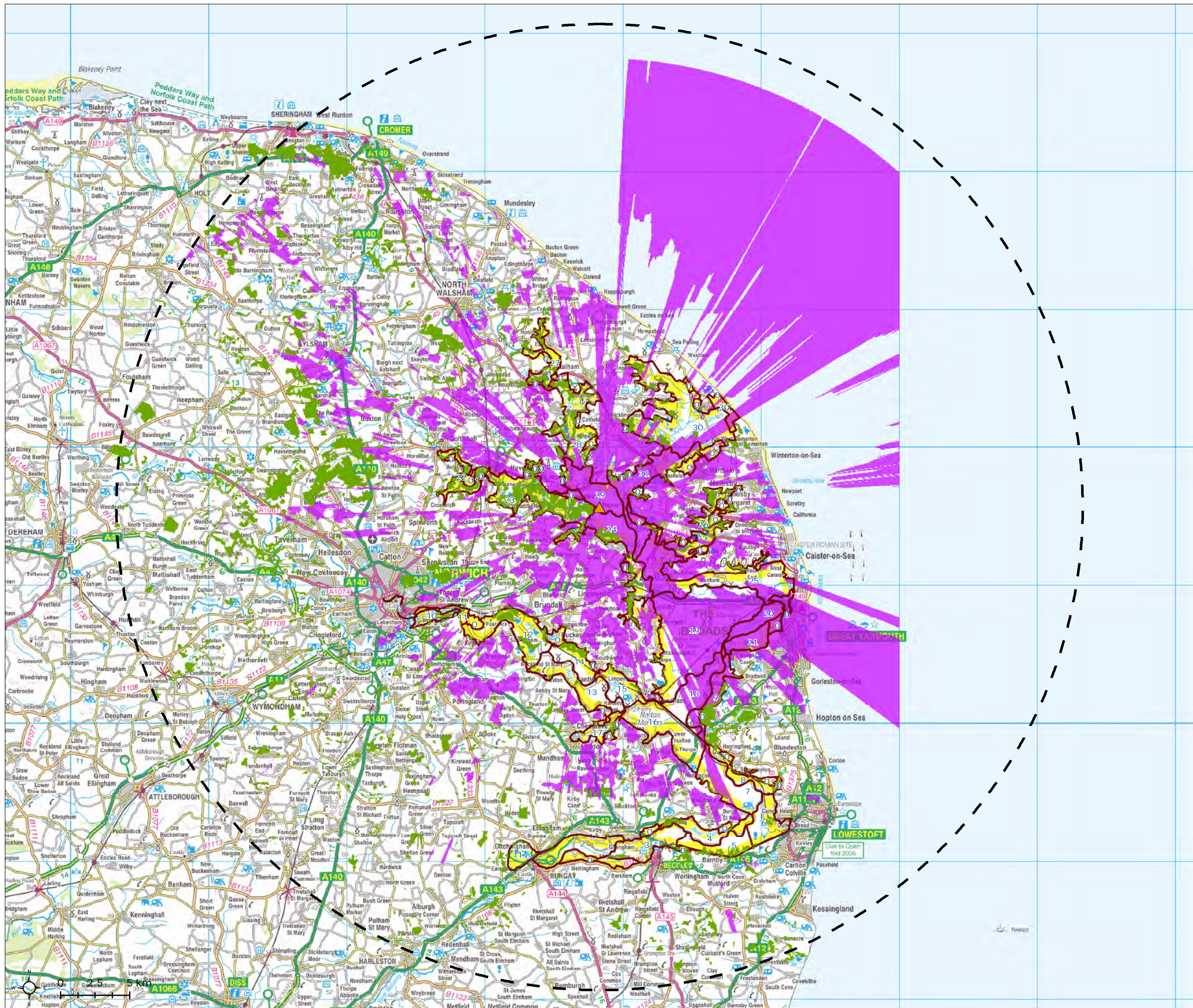
suitability of a certain location for a particular development. It is not a replacement for detailed studies for specific siting and design and all developments will need to be assessed on their individual merits. It is also unrelated to any Government targets for renewable energy development or studies of technical potential.

- 3.20 This Landscape Sensitivity Assessment is based on an assessment of landscape character and quality using carefully defined criteria. As with all analyses based upon data and information which is to a greater or lesser extent subjective, some caution is required in its interpretation. This is particularly to avoid the suggestion that certain landscape features or qualities can be absolutely associated with certain sensitivities – the reality is that landscape sensitivity is the result of a complex interplay of often unequally weighted variables (or ‘criteria’). We have sought to address this issue in our summary of overall landscape sensitivity given for each LCA group – which considers how the criteria-based assessments combine to give an overall sensitivity result for different scales of development within an LCA group. Because of the complexity of the criteria, and their subtle interrelationships with each other, we have purposefully not used a numeric scoring system in expressing sensitivity. The assessments are based on professional judgement, taking account of the interplay between criteria, as well as those which might be more important [to landscape character] in a particular LCA group.
- 3.21 It is also worth noting that, whilst the assessment comments on ecological or cultural matters in general terms as they relate to landscape character, it does not cover specific ecological issues associated with nature conservation designations or, in the case of wind turbines, bird flight paths; specific cultural heritage/archaeological issues associated with individual designated heritage assets and their settings; visual amenity issues; or technical issues (such as the fact that trees and woodland can create turbulence making siting of turbines more difficult) - these are all issues that will need to be taken into account in site selection and impacts will need to be reported at the time when individual proposals are being put forward – e.g. through the Environmental Impact Assessment (EIA) process.

### Consideration of seascape

- 3.22 The study area for this assessment includes all onshore areas of the Broads, a small part of which forms a section of the North Norfolk coastline near Winterton. It does not consider offshore wind energy development, other than intervisibility with offshore schemes in general terms or the sensitivity to onshore infrastructure associated with offshore windfarms. Although siting wind and solar PV development on-shore may also have an indirect effect on the perceptual qualities of the seascape off the coast, without defined seascape units and baseline information on seascape character it is not possible for this sensitivity assessment to consider the impact of wind energy development on seascape character. Nevertheless, for Landscape Character Areas with an inherent relationship with the coast and sea, sensitivity of the coastline has been considered through the following criteria:
- Landform and scale (for wind turbines) or landform (for solar PV)
  - Skylines (for wind turbines)
  - Perceptual qualities
  - Scenic quality.
- 3.23 If, in the future, a seascape character assessment is undertaken for the coast around the Broads, the information in that assessment should be used alongside this study to inform decisions.





## Broads Landscape Study

Figure 3.1

### ZTV Location 1 - South Walsham Marshes

- Location 1 - South Walsham Marshes
- 35km buffer
- Landscape Character Areas
- Woodland (NIWT)
- Zone of theoretical visibility

ZTV Information:  
Target height - 50m  
Viewer height - 2m  
All woodland - 15m  
(Woodland taken from Forestry Commission NIWT dataset)

0. Arable areas - outside "Broads" Character refers to Adjacent district Landscape Character Assessment
1. Outney Common and Bath Hills
  2. Bungay/Ditchingham to Shipmeadow/Geldeston
  3. Barsham, Gillingham and Beccles Marshes
  4. Aldeby to Burgh St Peter
  5. Worlingham Wall to Boundary Dyke Bamby
  6. Boundary Dyke Barnby to the Fleet, Oulton
  7. Burgh St Peter to Haddiscoe Marshes
  8. Flixton to Herringfleet Marshes
  9. St Olaves to Burgh Castle
  10. Whittingham Lane and Country Park
  11. Thope to Cary's Meadow, Thope Island and marshes, Postwick Grove and Whittingham Marshes
  12. Kirby/Postwick to Rockland/Strumpshaw
  13. Claxton to Hardley Marshes
  14. Buckingham and Cantley Marshes and Carrs
  15. Cantley to Reedham
  16. Norton Marshes to Haddiscoe dismantled railway
  17. Chet Valley
  18. Haddiscoe Island
  19. Halvergate Marshes (exc Bure Loop and west of Tunstall Dyke)
  20. Breydon Water
  21. Church Farm, Burgh Castle, Fisher's and Humberstone Marshes
  22. Upstream Wroxham to Horstead
  23. Wroxham to Fleet Dyke, South Walsham
  24. South Walsham to Acle Marshes and Fens
  25. Lower Bure Arable Marshlands
  26. Muck Fleet valley and the Trinity Broads
  27. Upstream of Wayford Bridge
  28. Downstream of Wayford Bridge
  29. Ludham, Horning and Neatishead Grazing Marshes
  30. Upper Thurne Open Marsh, Broads and Fens
  31. Marham Ferry to Oby

Map Scale @ A3:1:270,000





Figure 3.2

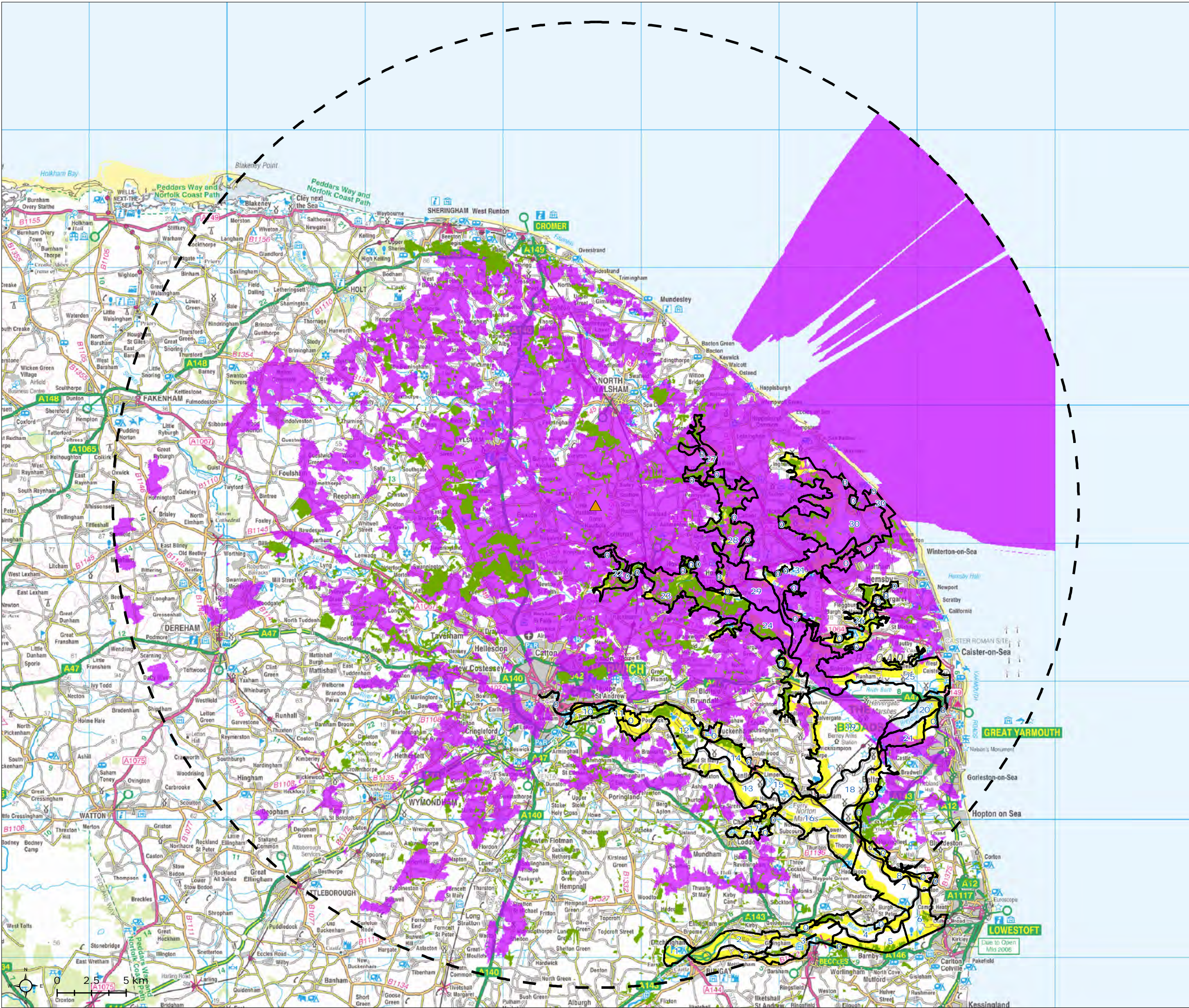
ZTV Location 2 - Coltishall Airfield

- Coltishall Airfield
- 35m buffer
- Landscape Character Areas
- Woodland (NIWT)
- Zone of theoretical visibility

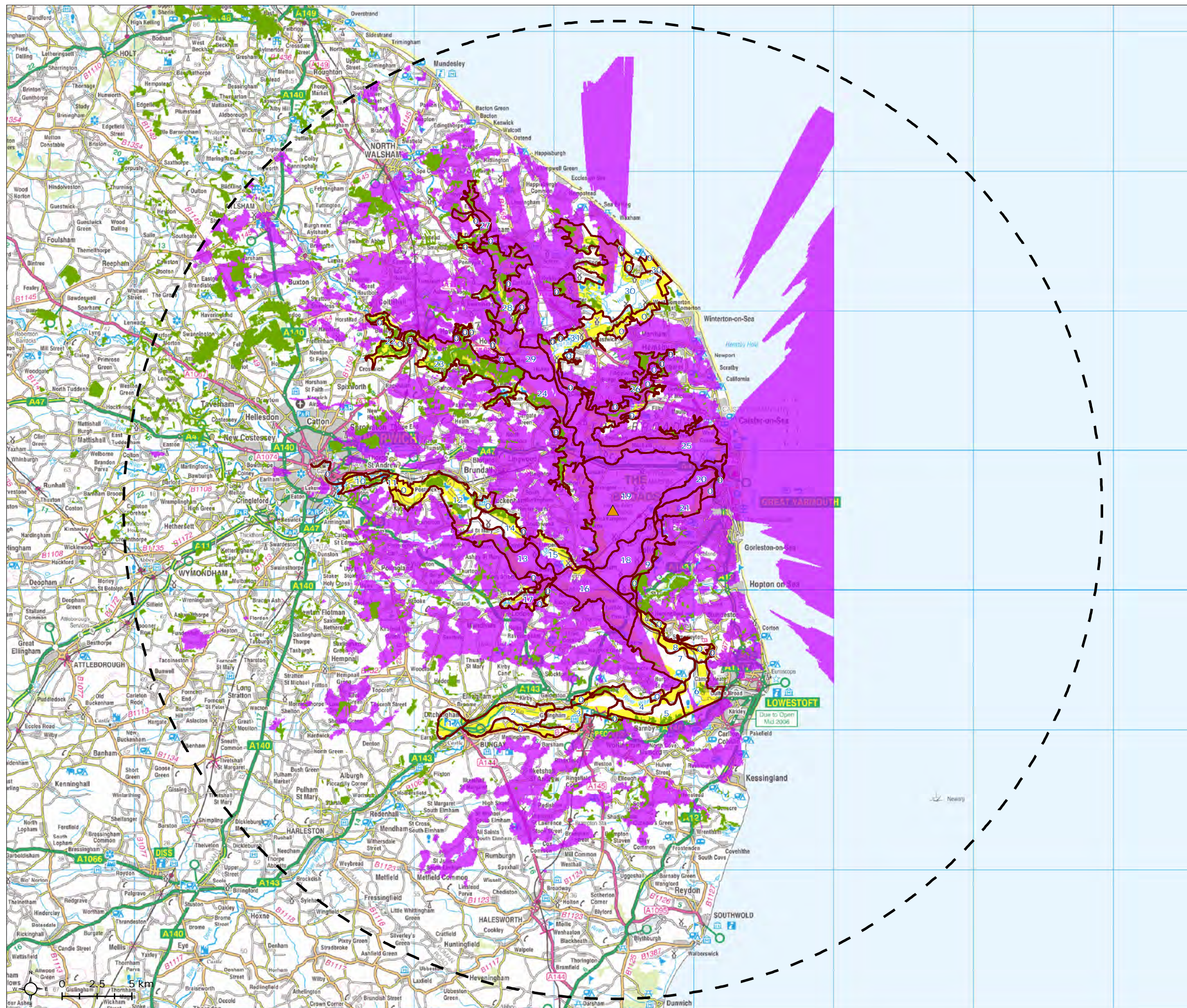
ZTV Information:  
Target height - 50m  
Viewer height - 2m  
All woodland - 15m  
(Woodland taken from Forestry Commission NIWT dataset)

0. Arable areas - outside "Broads" Character refers to Adjacent district Landscape Character Assessment
1. Outney Common and Bath Hills
2. Bungay/Ditchingham to Shipmeadow/Geldeston
3. Barsham, Gillingham and Beccles Marshes
4. Aldeby to Burgh St Peter
5. Worlingham Wall to Boundary Dyke Barnby
6. Boundary Dyke Barnby to the Fleet, Oulton
7. Burgh St Peter to Haddiscoe Marshes
8. Flixton to Herringfleet Marshes
9. St Olaves to Burgh Castle
10. Whittingham Lane and Country Park
11. Thope to Cary's Meadow, Thope Island and marshes, Postwick Grove and Whittingham Marshes
12. Kirby/Postwick to Rockland/Strumpshaw
13. Claxton to Hardley Marshes
14. Buckenham and Cantley Marshes and Carrs
15. Cantley to Reedham
16. Norton Marshes to Haddiscoe dismantled railway
17. Chet Valley
18. Haddiscoe Island
19. Halvergate Marshes (exc Bure Loop and west of Tunstall Dyke)
20. Breydon Water
21. Church Farm, Burgh Castle, Fisher's and Humberstone Marshes
22. Upstream Wroxham to Horstead
23. Wroxham to Fleet Dyke, South Walsham
24. South Walsham to Acle Marshes and Fens
25. Lower Bure Arable Marshlands
26. Muck Fleet valley and the Trinity Broads
27. Upstream of Wayford Bridge
28. Downstream of Wayford Bridge
29. Ludham, Horning and Neatishead Grazing Marshes
30. Upper Thurne Open Marsh, Broads and Fens
31. Marham Ferry to Oby

Map Scale @ A3:1:270,000







# Broads Landscape Study

Figure 3.3

## ZTV Location 3 -Weaver's Way

- Location 3 - Weaver's Way
- 35km buffer
- Landscape Character Areas
- Woodland (NIWT)
- Zone of theoretical visibility

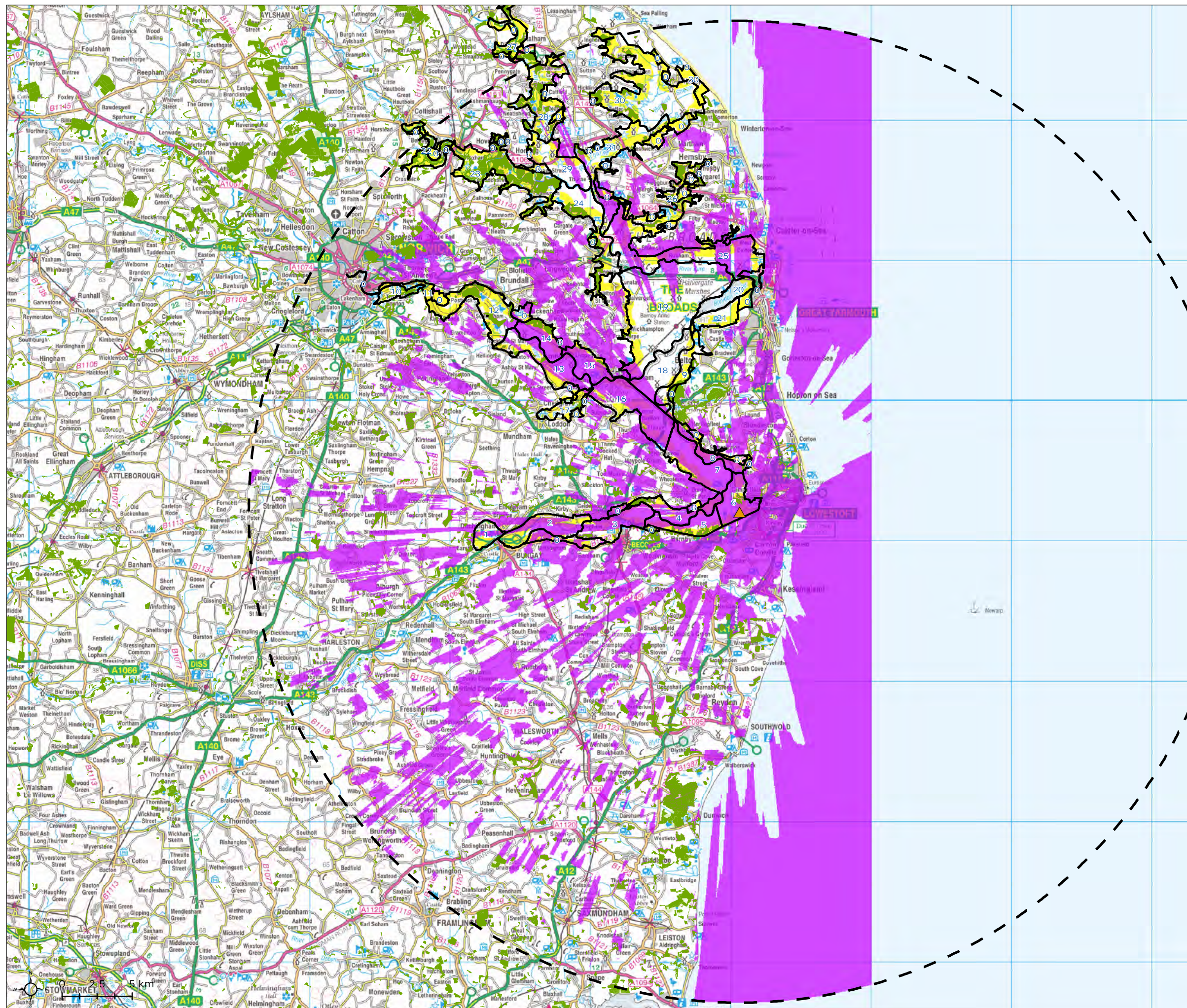
**ZTV Information:**  
 Target height - 50m  
 Viewer height - 2m  
 All woodland - 15m  
 (Woodland taken from Forestry Commission NIWT dataset)

0. Arable areas - outside "Broads" Character refers to Adjacent district Landscape Character Assessment
1. Outney Common and Bath Hills
2. Bungay/Ditchingham to Shipmeadow/Geldeston
3. Barsham, Gillingham and Beccles Marshes
4. Aldeby to Burgh St Peter
5. Worlingham Wall to Boundary Dyke Barby
6. Boundary Dyke Barby to the Fleet, Oulton
7. Burgh St Peter to Haddiscoe Marshes
8. Flinton to Herringfleet Marshes
9. St Olaves to Burgh Castle
10. Whittingham Lane and Country Park
11. Thope to Cary's Meadow, Thope Island and marshes, Postwick Grove and Whittingham Marshes
12. Kirby/Postwick to Rockland/Strumpshaw
13. Claxton to Hardley Marshes
14. Buckenham and Cantley Marshes and Carrs
15. Cantley to Reedham
16. Norton Marshes to Haddiscoe dismantled railway
17. Chet Valley
18. Haddiscoe Island
19. Halvergate Marshes (exc Bure Loop and west of Tunstall Dyke)
20. Breydon Water
21. Church Farm, Burgh Castle, Fisher's and Humberstone Marshes
22. Upstream Wroxham to Horstead
23. Wroxham to Fleet Dyke, South Walsham
24. South Walsham to Acle Marshes and Fens
25. Lower Bure Arable Marshlands
26. Muck Fleet valley and the Trinity Broads
27. Upstream of Wayford Bridge
28. Downstream of Wayford Bridge
29. Ludham, Horning and Neatishead Grazing Marshes
30. Upper Thurne Open Marsh, Broads and Fens
31. Marham Ferry to Oby

Map Scale @ A3:1:270,000







## Broads Landscape Study

Figure 3.4

### ZTV Location 4 - Carlton Marshes

- ▲ Carlton Marshes
- - - 35m buffer
- ▭ Landscape Character Areas
- Woodland (NIWT)
- Zone of theoretical visibility

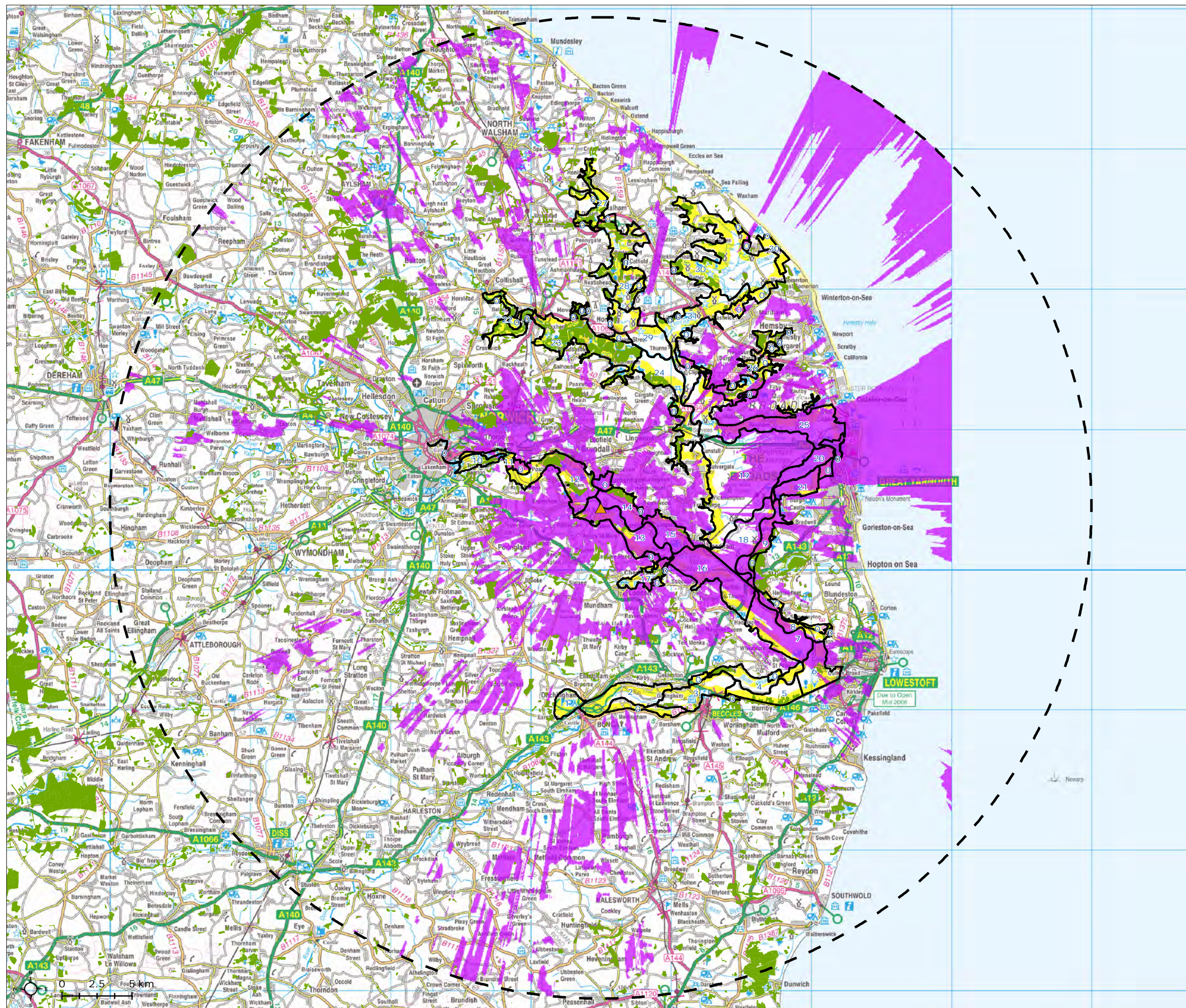
**ZTV Information:**  
Target height - 50m  
Viewer height - 2m  
All woodland - 15m  
(Woodland taken from Forestry Commission NIWT dataset)

0. Arable areas - outside "Broads" Character refers to Adjacent district Landscape Character Assessment
1. Outney Common and Bath Hills
2. Bungay/Ditchingham to Shipmeadow/Geldeston
3. Barsham, Gillingham and Beccles Marshes
4. Aldeby to Burgh St Peter
5. Worlingham Wall to Boundary Dyke Barnby
6. Boundary Dyke Barnby to the Fleet, Oulton
7. Burgh St Peter to Haddiscoe Marshes
8. Flitton to Herringfleet Marshes
9. St Olaves to Burgh Castle
10. Whittingham Lane and Country Park
11. Thope to Cary's Meadow, Thope Island and marshes, Postwick Grove and Whittingham Marshes
12. Kirby/Postwick to Rockland/Strumpshaw
13. Claxton to Hardley Marshes
14. Buckenham and Cantley Marshes and Carrs
15. Cantley to Reedham
16. Norton Marshes to Haddiscoe dismantled railway
17. Chet Valley
18. Haddiscoe Island
19. Halvergate Marshes (exc Bure Loop and west of Tunstall Dyke)
20. Breydon Water
21. Church Farm, Burgh Castle, Fisher's and Humberstone Marshes
22. Upstream Wroxham to Horstead
23. Wroxham to Fleet Dyke, South Walsham
24. South Walsham to Acle Marshes and Fens
25. Lower Bure Arable Marshlands
26. Muck Fleet valley and the Trinity Broads
27. Upstream of Wayford Bridge
28. Downstream of Wayford Bridge
29. Ludham, Horning and Neatishead Grazing Marshes
30. Upper Thurne Open Marsh, Broads and Fens
31. Martham Ferry to Oby

Map Scale @ A3:1:270,000







## Broads Landscape Study

Figure 3.5  
ZTV Location 5 - Beauchamp Arms

- Beauchamp Arms
- 35m buffer
- Landscape Character Areas
- Woodland (NIWT)
- Zone of theoretical visibility

ZTV Information:  
Target height - 50m  
Viewer height - 2m  
All woodland - 15m  
(Woodland taken from Forestry Commission NIWT dataset)

0. Arable areas - outside "Broads" Character refers to Adjacent district Landscape Character Assessment
1. Outney Common and Bath Hills
2. Bungay/Ditchingham to Shipmeadow/Geldeston
3. Barsham, Gillingham and Beccles Marshes
4. Aldeby to Burgh St Peter
5. Worlingham Wall to Boundary Dyke Barnby
6. Boundary Dyke Barnby to the Fleet, Oulton
7. Burgh St Peter to Haddiscoe Marshes
8. Flixton to Herringfleet Marshes
9. St Olaves to Burgh Castle
10. Whittingham Lane and Country Park
11. Thope to Cary's Meadow, Thope Island and marshes, Postwick Grove and Whittingham Marshes
12. Kirby/Postwick to Rockland/Strumpshaw
13. Claxton to Hardley Marshes
14. Buckenham and Cantley Marshes and Carrs
15. Cantley to Reedham
16. Norton Marshes to Haddiscoe dismantled railway
17. Chet Valley
18. Haddiscoe Island
19. Halvergate Marshes (exc Bure Loop and west of Tunstal Dyke)
20. Breydon Water
21. Church Farm, Burgh Castle, Fisher's and Humberstone Marshes
22. Upstream Wroxham to Horstead
23. Wroxham to Fleet Dyke, South Walsham
24. South Walsham to Acle Marshes and Fens
25. Lower Bure Arable Marshlands
26. Muck Fleet valley and the Trinity Broads
27. Upstream of Wayford Bridge
28. Downstream of Wayford Bridge
29. Ludham, Horning and Neatishead Grazing Marshes
30. Upper Thurne Open Marsh, Broads and Fens
31. Martham Ferry to Oby

Map Scale @ A3: 1:270,000





# Planning Committee

2 May 2025

Agenda item number 12

## 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: 22 April 2025

Appendix 1 – Planning Policy consultations received

# Appendix 1 – Planning Policy consultations received

## Norwich City Council

**Document:** Draft Purpose-built Student Accommodation (PBSA) Supplementary Planning Document (SPD) [Current consultations | Norwich City Council](#)

**Due date:** 07 May 2025

**Status:** Draft SPD

**Proposed level:** Planning Committee endorsed

### Proposed response

#### Summary of response

The comments seek some clarify in some areas as well as highlights considerations for any student accommodation next to or near the river (which is the Broads Authority Executive Area).

#### Detailed comments

2.7 – you have a section called defining PBSA... but the wording is along the lines of ‘typically’, ‘tends to’, ‘can’. Yet this section has nothing to say that schemes that meet certain criteria will be deemed as PBSA or you don’t caveat the section by saying that, when considering if a scheme is PBSA, you will consider the following in making up your mind. Is this section really a definition? Or could the title be looser – perhaps saying typical characteristics of PBSA.

Page 9 has ‘The Private Rented Sector (PRS)’ as a title, yet this section only talks about HMOs.

Section 1.1 says that PBSA includes HMOs, yet page 9 yet 2.15 says this SPD does not cover HMOs.

2.16 is nothing to do with HMOs or PBSAs – it is about involving student unions yet has ‘The Private Rented Sector (PRS)’ as a title.

3.2 – NPPG was updated in December 2024.

Some student accommodation is, or could be, next to the river. A dark river corridor benefits bats. As such, lighting design should be addressed in the SPD.

Again, as some student accommodation is or could be next to the river, as referred to in the 2024 NPPF para 102 a, safety by the water plans and measures should be addressed in the SPD.

Development near the river should have open space to appreciate the river setting.

Development near to the river should make the most of the riverside location and face the river.

Water source heat pumps could be used for development near to the river. Early liaison with the Broads Authority in relation to any navigation impact is important.

You may want to consider the proliferation of electric bikes and scooters in Norwich. Ones which are designed and bought as well as modifications. You may want to consider that students could well be tempted to use these to get around the city. So, charging these should be addressed in the SPD as well. You may be interested in our emerging policy that relates to EV charging points and in particular the potential for fire.



# Planning Committee

2 May 2025

Agenda item number 13

## Circular 28/83 Publication by Local Authorities of information about the handling of planning applications Q1 (1 January to 31 March 2025)

Report by Planning Technical Support Officer

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### Summary

This report sets out the development control statistics for the quarter ending

### Recommendation

To note the report.

---

## 1. Development control statistics

- 1.1. The development control statistics for the quarter ending are summarised in the tables below.

**Table 1**

Number of applications

Category	Number of applications
Total number of applications determined	29
Number of delegated decisions	29
Numbers granted	26
Number refused	3
Number of Enforcement Notices	0
Consultations received from Neighbouring Authorities	20

**Table 2**

Speed of decision

Speed of decision	Number	Percentage of applications
Under 8 weeks	19	65.5
8-13 weeks	0	0

Speed of decision	Number	Percentage of applications
13-16 weeks	0	0
16-26 weeks	0	0
26-52 weeks	0	0
Over 52 weeks	0	0
Within agreed extension <sup>1</sup>	9	31.0
Outside of agreed extension	1	3.5

- 1.2. Extensions of time were agreed for ten applications. Nine of these were required because further information was awaited, amendments had been made to the scheme, there had been other discussions which had taken it over time or because a re-consultation was underway. The remaining one was at the request of the case officer. One application was refused outside the agreed extension of time and it was not considered appropriate to request a further extension of time to do this.

**Table 3**

National performance indicators: BV 109 The percentage of planning applications determined in line with development control targets to determine planning applications.

National target	Actual
60% of Major applications <sup>1</sup> in 13 weeks (or within agreed extension of time)	N/A
65% of Minor applications <sup>2</sup> in 8 weeks (or within agreed extension of time)	91.7%
80% of other applications <sup>3</sup> in 8 weeks (or within agreed extension of time)	100%

Author: Thomas Carter

Date of report: 9 April 2025

Appendix 1 – [PS1 returns](#)

Appendix 2 – [PS2 returns](#)

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<sup>1</sup> Majors refers to any application for development where the site area is over 10,000m<sup>2</sup>

<sup>2</sup> Minor refers to any application for development where the site area is under 10,000m<sup>2</sup> (not including Household/ Listed Buildings/Changes of Use etc.)

<sup>3</sup> Other refers to all other application types

## Appendix 1 – PS1 returns

Measure	Description	Number of applications
1.1	On hand at beginning of quarter	28
1.2	Received during quarter	36
1.3	Withdrawn, called in or turned away during quarter	2
1.4	On hand at end of quarter	33
2.	Number of planning applications determined during quarter	29
3.	Number of delegated decisions	29
4.	Number of statutory Environmental Statements received with planning applications	0
5.1	Number of deemed permissions granted by the authority under regulation 3 of the Town and Country Planning General Regulations 1992	0
5.2	Number of deemed permissions granted by the authority under regulation 4 of the Town and Country Planning General Regulations 1992	0
6.1	Number of determinations applications received	0
6.2	Number of decisions taken to intervene on determinations applications	0
7.1	Number of enforcement notices issued	1
7.2	Number of stop notices served	0
7.3	Number of temporary stop notices served	0
7.4	Number of planning contravention notices served	1
7.5	Number of breach of conditions notices served	0
7.6	Number of enforcement injunctions granted by High Court or County Court	0
7.7	Number of injunctive applications raised by High Court or County Court	0

## Appendix 2 – PS2 returns

**Table 1**

Major applications

Application type	Total	Granted	Refused	8 weeks or less	More than 8 and up to 13 weeks	More than 13 and up to 16 weeks	More than 16 and up to 26 weeks	More than 26 and up to 52 weeks	More than 52 weeks	Within agreed extension of time
Dwellings	0	0	0	0	0	0	0	0	0	0
Offices/ Light Industry	0	0	0	0	0	0	0	0	0	0
Heavy Industry/Storage/Warehousing	0	0	0	0	0	0	0	0	0	0
Retail Distribution and Servicing	0	0	0	0	0	0	0	0	0	0
Gypsy and Traveller Sites	0	0	0	0	0	0	0	0	0	0
All Other Large-Scale Major Developments	0	0	0	0	0	0	0	0	0	0
<b>Total major applications</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Table 2**

Minor applications

Application type	Total	Granted	Refused	8 weeks or less	More than 8 and up to 13 weeks	More than 13 and up to 16 weeks	More than 16 and up to 26 weeks	More than 26 and up to 52 weeks	More than 52 weeks	Within agreed extension of time
Dwellings	3	3	0	2	0	0	0	0	0	1
Offices/Light Industry	0	0	0	0	0	0	0	0	0	0
General Industry/Storage/Warehousing	2	2	0	1	0	0	0	0	0	1
Retail Distribution and Servicing	0	0	0	0	0	0	0	0	0	0
Gypsy and Traveller Sites	0	0	0	0	0	0	0	0	0	0
All Other Minor Developments	7	5	2	4	0	0	0	0	0	2
<b>Minor applications total</b>	<b>12</b>	<b>10</b>	<b>2</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>

**Table 3**

Other applications

Application type	Total	Granted	Refused	8 weeks or less	More than 8 and up to 13 weeks	More than 13 and up to 16 weeks	More than 16 and up to 26 weeks	More than 26 and up to 52 weeks	More than 52 weeks	Within agreed extension of time
Minerals	0	0	0	0	0	0	0	0	0	0
Change of Use	1	1	0	0	0	0	0	0	0	1
Householder Developments	12	11	1	8	0	0	0	0	0	4
Advertisements	0	0	0	0	0	0	0	0	0	0
Listed Building Consent to Alter/Extend	4	4	0	4	0	0	0	0	0	0
Listed Building Consent to Demolish	0	0	0	0	0	0	0	0	0	0
Certificates of Lawful Development <sup>4</sup>	1	1	0	1	0	0	0	0	0	0
Notifications <sup>4</sup>	1	1	0	1	0	0	0	0	0	0
<b>Other applications total</b>	<b>19</b>	<b>18</b>	<b>1</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>

<sup>4</sup> Applications for Lawful Development Certificates and Notifications are not counted in the statistics report for planning applications. As a result, these figures are not included in the total row in Table 4.

**Table 4**

Totals by application category

<b>Application type</b>	<b>Total</b>	<b>Granted</b>	<b>Refused</b>	<b>8 weeks or less</b>	<b>More than 8 and up to 13 weeks</b>	<b>More than 13 and up to 16 weeks</b>	<b>More than 16 and up to 26 weeks</b>	<b>More than 26 and up to 52 weeks</b>	<b>More than 52 weeks</b>	<b>Within agreed extension of time</b>
Major applications	0	0	0	0	0	0	0	0	0	0
Minor applications total	12	10	2	7	0	0	0	0	0	4
Other applications total	17	16	1	12	0	0	0	0	0	5
<b>TOTAL</b>	<b>29</b>	<b>26</b>	<b>3</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>
<b>Percentage (%)</b>		<b>89.7</b>	<b>10.3</b>	<b>65.5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>31.0</b>

# Planning Committee

2 May 2025

Agenda item number 14

## Decisions on Appeals by the Secretary of State between 1 April 2024 and 31 March 2025 and monthly update

Report by Development Manager

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### Summary

This report sets out the decisions on appeals made by the Secretary of State between 1 April 2024 and 31 March 2025.

There were 12 appeal decisions by the Secretary of State, eight of which were against refusal of planning permission. Six were delegated decisions of which five were dismissed and one was allowed. Six were committee decisions and all six appeals were dismissed.<sup>1</sup>

This report also provides the monthly update on appeals in process lodged since January 2022 for which decisions have either not yet been received or have been received since last month's update.

There are 8 appeals on which decisions are awaited, as a recent enforcement notice appeal was dismissed.

### Recommendation

To note the report.

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<sup>1</sup> Correction 1/5/2025 this narrative has been updated to include two completed decisions that were mistakenly omitted from a previous version of this report. Both appeals were against refusal of planning permission, one was a delegated decision, the other was a committee decision and both appeals were dismissed.



## 1. Appeals Completed

Application reference   Appeal reference   PINS reference	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
BA/2023/0343/COND APP/E9505/W/23/3332687 <sup>2</sup>	Barham Leisure Ltd	24 January 2024	Pampas Lodge Caravan Park, Haddiscoe.	Refusal - Allow residential occupation of caravans, removal of condition 4 of permission BA/2022/0251/COND	Delegated Decision 19 October 2023  Appeal Dismissed 7 May 2024
BA/2022/0416/FUL APP/E9505/W/23/3321331 <sup>3</sup>	Mr Steve Hooper & Ms Mary Alexander	24 October 2023	Blackwater Carr, Land Off Ferry Lane, Postwick	Refusal - 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  Appeal Dismissed 9 May 2024

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<sup>2</sup> Correction 1/5/2025 this appeal decision was mistakenly omitted from a previous version of the report.

<sup>3</sup> Correction 1/5/2025 this appeal decision was mistakenly omitted from a previous version of the report.

Application reference   Appeal reference   PINS reference	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
BA/2021/0490/FUL APP/E9505/W/22/3303030	Mr N Mackmin	2 December 2022	The Old Bridge Hotel Site, The Causeway, Repps with Bastwick	Refusal - 8 one- bedroom & 4 two- bedroom flats for holiday use with restaurant & covered car-park at ground level.	Committee Decision 7 March 2022  Appeal Dismissed 16 May 2024
BA/2022/0023/UNAUP2 APP/E9505/C/22/3301919	Mr R Hollocks	14 July 2022	Beauchamp Arms, Ferry Road, Carleton St Peter	Enforcement Notice - lighting and kerbing	Committee Decision 27 May 2022  Appeal Dismissed 29 July 2024
BA/2022/0021/UNAUP2 APP/E9505/C/22/3301976	Mr R Hollocks	14 July 2022	Beauchamp Arms, Ferry Road, Carleton St Peter	Enforcement Notice – workshop	Committee Decision 27 May 2022  Appeal Dismissed 29 July 2024
BA/2017/0006/UNAUP1 APP/E9505/C/22/3310960	Mr W Hollocks, Mr R Hollocks & Mr Mark Willingham	16 November 2022	Loddon Marina, 12 Bridge Street, Loddon	Enforcement Notice - occupation of caravans	Committee Decision 14 October 2022  Appeal Dismissed 29 July 2024

<b>Application reference   Appeal reference   PINS reference</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>
BA/2023/0001/ENF APP/E9505/C/23/3316184	Mr R Hollocks & Mr J Render	8 February 2023	Berney Arms Inn	Enforcement Notice - occupation of caravans	Committee Decision 9 December 2022  Appeal Dismissed 29 July 2024
BA/2023/0471/HOUSEH   BA/2024/0001/HHAPP   APP/E9505/D/24/3341522	Mr J Broom	24 May 2024	Ferrymans Cottage, Ferry Road, Horning	Refusal - Loft conversion, including raising the existing ridge line and adjusting the roof pitch to provide the new accommodation	Delegated Decision 26 February 2024  Appeal Dismissed 30 August 2024
BA/2023/0012/HOUSEH APP/E9505/W/23/3326671	Mr M Anwar	23 October 2023	Broadswater House, Main Road, Ormesby St Michael	Refusal – Single storey flat roof, side/rear extension. Timber fence to boundary. Erection of cart lodge.	Delegated decision 5 May 2023  Appeal Allowed 13 September 2024
BA/2023/0309/FUL APP/E9505/W/23/3333375	Mr and Mrs R Baldwin	25 March 2024	Barns at The Street Farm, Hardley Steet, Hardley	Refusal – Change of use of two barns to holiday lets.	Delegated decision 9 October 2023  Appeal Dismissed 29 October 2024

Application reference   Appeal reference   PINS reference	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
BA/2022/0221/TPOA APP/TPO/E9505/9259	Mr R Stratford	22 February 2024	Broadholme, Caldecott Road, Lowestoft, Suffolk	Refusal - Works to trees in a Conservation Areas: T9: Sycamore - remove and replace with Silver Birch. T12&T13: Sycamores - remove.	Delegated decision 15 July 2022  Appeal dismissed 7 November 2024
BA/2024/0061/HOUSEH   BA/2024/0002/HHAPP   APP/E9505/D/24/3346992	Mrs Rachel Parker	1 August 2024	Bureside, 6 Skinners Lane, Wroxham	Refusal - Replace single glazed timber windows & doors with double glazed UPVC	Delegated Decision 7 May 2024  Appeal Dismissed 12 December 2024



## 2. Appeals Outstanding

Application reference   Appeal reference   PINS reference	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
BA/2023/0002/ENF BA/2023/0003/ENF   BA/2023/0004/UNAUP2   APP/E9505/C/23/3322890 and APP/E9505/C/23/3322949	Jeanette Southgate and Mr R Hollocks	Appeals received by the BA on 24 and 26 May 2023 Appeals start dates 27 and 29 June 2023	Berney Arms Inn	Appeal against enforcement notice - occupation of caravan	Committee decision 31 March 2023  LPA Statements submitted 9 August and 11 August 2023  <b>Appeals dismissed 22 April 2025</b>
BA/2023/0291/TPOA   BA/2023/0002/REF   APP/TPO/E9505/9846	Mr J Calver	Appeal received by the BA on 23 August 2023 Appeal start date 2 July 2024	River Green Yarmouth Road Thorpe St Andrew	Appeal against refusal to grant permission for works to TPO tree: T1: Horse Chestnut - Reduce primary stems by approximately 6m & reduce limb at 5.5m.	Delegated decision 11 August 2023 Fast track appeal so no LPA Statement required Site Visit date TBC
BA/2024/0091/HOUSEH   BA/2024/0003/HHAPP   APP/E9505/D/24/3349349	Mr P Albon	Appeal received by the BA on 8 August 2024  Appeal start date 10 September 2024	Hill Crest, The Hill, Shipmeadow	Horizontal cladding attached to exterior wall surfaces of dwelling (retrospective)	Delegated decision 10 May 2024  Fast track appeal so no LPA Statement required

Application reference   Appeal reference   PINS reference	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
BA/2024/0092/FUL   BA/2024/0002/REF   APP/E9505/W/24/3353862	Mr P Albon	Appeal received by the BA on 16 October 2024	Hill Crest, The Hill, Shipmeadow	Erection of storage barn (retrospective)	Delegated decision 10 May 2024  LPA Statement submitted
BA/2024/0032/CLEUD   BA/2024/0001/REF   APP/E9505/X/24/3350415	Mr John Atkins	Appeal start date 26 November 2024	Driftwood, 104 Lower Street, Horning, Norfolk	Lawful Development Certificate for 10 years use as holiday accommodation	Delegated decision 8 May 2024  LPA Statement submitted
BA/2024/0212/FUL   BA/2025/0001/REF   APP/E9505/W/25/3359289	Mrs Kate Gabriel	Appeal start date 6 February 2025	Manor Gates Garden, Staithe Road, Ludham, Norfolk	Boat cover over existing mooring cut (retrospective)	Delegated decision 19 July 2024  <b>Appeal Dismissed 23 April 2025<sup>4</sup></b>
BA/2022/0007/UNAUP2   BA/2025/0001/ENF   APP/E9505/F/25/3361103	Mr Richard Howlett	Appeal start date 19 March 2025 Written reps	Holly Lodge Church Loke, Coltishall, Norwich	Appeal against Listed building enforcement notice - Installation of UPVC windows	Committee Decision 2 February 2024

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<sup>4</sup> Update 1/5/2025 this decision was not available in a previous version of this report

<b>Application reference   Appeal reference   PINS reference</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>
BA/2024/0427/FUL   BA/2025/0002/REF   APP/E9505/W/3362363	Mrs Angela Robinson	Appeal start date 28 March 2025 Written Reps	Riversdale House, Barton Turf	Appeal against refusal - Replace 110m Quay Heading	Delegated decision 27 January 2025
<b>BA/2024/0436/HOUSEH   BA/2025/0001/HHAPP   APP/E9505/W/25/3363918</b>	<b>Mr Keith Thomas</b>	<b>Awaiting start date</b>	<b>7 North West Riverbank, Potter Heigham</b>	<b>Open structure pavilion/boathouse over mooring - Retrospective</b>	<b>Delegated decision 17 January 2025</b>

Author: Steve Kenny

Date of report: 1 May 2025

Background papers: BA appeal and application files

# Planning Committee

2 May 2025

Agenda item number 15

## Decisions made by officers under delegated powers

Report by Development Manager

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### Summary

This report sets out the delegated decisions made by officers on planning applications from 21 March 2025 to 16 April 2025 and Tree Preservation Orders confirmed within this period.

### Recommendation

To note the report.

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Parish	Application	Site	Applicant	Proposal	Decision
Geldeston Parish Council	BA/2025/0032/HOUSEH	34 Station Road Geldeston Norfolk NR34 0HS	Paul Cackett	New access onto highway and formation of gravelled parking in front of cottage	Approve Subject to Conditions
Horning Parish Council	BA/2025/0045/HOUSEH	Plot K Bureside Estate Crabbetts Marsh Horning Norfolk NR12 8JP	Mr Rod Powney	Replace 25m of timber quay-heading with multi lock plastic piling. Replace existing walkway decking with redwood treated timber. Install 10no. 89r screw piles to a depth of approx. 15m.	Refuse
Horning Parish Council	BA/2025/0050/FUL	Land At Grebe Island Lower Street Horning Norfolk NR12 8PF	Mr Nigel Foster	Replacement quay heading	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Horning Parish Council	BA/2025/0054/APPCON	Horning Marina Ferry View Estate Horning Norfolk NR12 8PT	Horning Pleasurecraft Limited	Details of: Condition 3: Piling and Dredging Method Statement and Condition 4: Construction Management Plan of permission BA/2021/0456/FUL	Approve
Martham Parish Council	BA/2025/0063/NONMAT	38 Riverside Martham Great Yarmouth Norfolk NR29 4RG	Paul Mathews	Changes to bridge ramp design and south elevation fenestration. Non-material amendment to permission BA/2024/0120/HOUSEH	Approve
Mautby Parish Council	BA/2025/0062/AGR	The Workshop Manor Farm Manor Farm Track Mautby Norfolk	Mr Edward Wharton	Prior approval for extension to existing steel portal frame farm building	Prior Approval not Required
Postwick With Witton Parish Council	BA/2025/0027/CLEUD	Meadow Lodge Oaks Lane Postwick Norfolk NR13 5HD	Mrs Maureen Ollett	Lawful Development Certificate for use as dwellinghouse within Use Class C3 (and not subject to any planning conditions restricting occupancy) for more than 10 years	CLUED Issued

Parish	Application	Site	Applicant	Proposal	Decision
Reedham Parish Council	BA/2025/0035/FUL	Pearsons Yard Holly Farm Road Reedham NR13 3TH	Broadland Pension Fund Trust N/A	Erection of a workshop	Approve Subject to Conditions
South Walsham Parish Council	BA/2024/0100/FUL	Fairhaven Garden Trust School Road South Walsham Norwich Norfolk NR13 6DZ	Miss Louise Rout	Replace quay-heading, boardwalks, bridge and platform with sustainable material and raise by 300mm to mitigate against flooding (retrospective)	Refuse
Worlingham Parish Council	BA/2025/0023/FUL	Land At Marsh Lane Worlingham Suffolk NR34 7PE	Mr Arnold Warsop	Replacement of 7 timber angling platforms with recycled composite plastic platforms	Approve Subject to Conditions

## Tree Preservation Orders confirmed by officers under delegated powers

Parish	Address	Reference number	Description
N/A	N/A	N/A	N/A

Author: Steve Kenny

Date of report: 17 April 2025