

Planning Committee

AGENDA

Friday 26 May 2017

10.00am

	101004111	Page
1.	To receive apologies for absence and introductions	. ago
2.	To receive declarations of interest	
3.	To receive and confirm the minutes of the previous meeting held on 28 April 2017 (herewith)	3 – 14
4.	Points of information arising from the minutes	
5.	To note whether any items have been proposed as matters of urgent business	
	MATTERS FOR DECISION	
6.	Chairman's Announcements and Introduction to Public Speaking Please note that public speaking is in operation in accordance with the Authority's Code of Conduct for Planning Committee. Those who wish to speak are requested to come up to the public speaking desk at the beginning of the presentation of the relevant application	
7.	Request to defer applications included in this agenda and/or to vary the order of the Agenda To consider any requests from ward members, officers or applicants to defer an application included in this agenda, or to vary the order in which applications are considered to save unnecessary waiting by members of the public attending	
8.	To consider applications for planning permission including matters for consideration of enforcement of planning control:	
	 BA/2017/0065/FUL Hall Farm, Staithe Road, Repps With Bastwick, 	15 - 22
9	Enforcement Update Report by Head of Planning (herewith)	23 - 29

		DOLICY	Page			
		POLICY				
10	Broads Local Plan: Preferred Options - May Bite Size Pieces					
	Report by Planning Policy Officer (herewith) plus					
	• Appendix A:	Preferred Options - Responses				
	Appendix B:	Local Green Space – revised topic paper	32 – 81			
	Appendix C:	SFRA Strategic Flood Risk Assessment position statement	82 – 85			
	Appendix D:	Flood Risk – Section update	86 – 94			
	Appendix E:	Surface water – revised policy	95 – 98			
	• Appendix F:	Spinnakers St Olaves – revised policy	99 – 100			
	Appendix G:	TSA2 Thorpe Island, Thorpe St Andrew – revised policy	101 – 104			
	Appendix H:	Hoveton Town Centre - Policy	105 -107			
	Appendix I:	Thunder Lane, Thorpe St Andrew site assessment	108 – 120			
	• Appendix J:	Tiedam Stokesby – site assessment	121 - 133			
11	Wroxham Neighb Report by Planning	oourhood Plan g Policy Officer (herewith	134 - 136			
12		t Appeal Decisions Planning and Historic Environment)	137 - 152			
		MATTERS FOR INFORMATION				
13		ecretary of State Update strative Officer (herewith)	153 - 155			
14		by Officers under Delegated Powers of Planning and Resources (herewith)	156 158			
15		of the next meeting – Friday 23 June at Yare House, 62-64 Thorpe Road,				

Broads Authority

Planning Committee

Minutes of the meeting held on 28 April 2017

Present:

Sir Peter Dixon - in the Chair

Mr M BarnardMr P RiceProf J BurgessMr H ThirtleMr W DicksonMr V Thomson

Ms G Harris

In Attendance:

Mrs S A Beckett – Administrative Officer (Governance)
Ms N Beal – Planning Policy Officer
Mr N Catherall – Planning Officer
Ms A Long – Director of Planning and Resources
Mr G Papworth – Planning Assistant

Members of the Public in attendance who spoke:

BA/2017/060/CU Eagle's Nest, Ferry Road, Horning

Mr Mark Brown Agent for the Applicant

Mr Robert King The Applicant

BA/2016/0323/FUL Bureside, Water Works Lane, Horning

Mr Evert Amador Agent on behalf of applicant

Prof Erika Denton The Applicant

11/1 Apologies for Absence and Welcome

The Chairman welcomed everyone to the meeting. Apologies were received from Mr J Timewell. He also welcomed Mr Tom Waterfall who had recently been appointed as Digital Communications Officer and was attending part of the meeting as an observer.

11/2 Declarations of Interest

Members indicated their declarations of interest in addition to those already registered, as set out in Appendix 1 to these minutes. Mr Rice commented that as Chairman of the Broads Society he would not take part in the debate or vote on application BA/2016/0323/FUL where an objection had been received from the Society. He explained that although he did not sit on the Planning committee for the Society, which had provided the representations, he considered it prudent not to take a view on this occasion. He would be

formally writing to the Authority explaining the structure and processes of the Society.

11/3 Chairman's Announcements and Introduction to Public Speaking

The Chairman reported on the following:

(1) The Openness of Local Government Bodies Regulations

The Chairman gave notice that the Authority would be recording this meeting following the decision by the full Authority on 27 January to record all its public meetings on a trial basis. Investigations of ways of making recordings available on the website were being made. The recording was a means of increasing transparency and openness as well as to help with the accuracy of the minutes. The copyright remained with the Authority and the minutes would be as a matter of record. If a member of the public wished to have access to the recording they should contact the Monitoring Officer.

(2) Introduction to Public Speaking The Chairman reminded everyone that the scheme for public speaking was in operation for consideration of planning applications, details of which were contained in the Code of Conduct for members and officers. (This did not apply to Enforcement Matters.)

11/4 Minutes: 31 March 2017

The minutes of the meeting held on 31 March 2017 were agreed as a correct record and signed by the Chairman.

11/5 Points of Information Arising from the Minutes

Minute 10/14 Appeals to Secretary of State including Annual Review.

It was noted that a report on a response to Design issues raised on Appeal would be prepared for the next meeting.

11/6 To note whether any items have been proposed as matters of urgent business

No items had been proposed as matters of urgent business.

11/7 Requests to Defer Applications and /or Vary the Order of the Agenda

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

11/8 Applications for Planning Permission

The Committee considered the following applications submitted under the Town and Country Planning Act 1990, as well as matters of enforcement (also

having regard to Human Rights), and reached decisions as set out below. Acting under its delegated powers the Committee authorised the immediate implementation of the decisions.

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

(1) BA/2017/060/CU Eagles Nest, Ferry Road, Horning Change of use of first floor of boathouse to residential managers accommodation (Class C3) associated with the adjacent King Line Cottages. Applicant: Mr Robert King

The Planning Assistant provided a detailed presentation of the application seeking retrospective consent for the change of use of the first floor of the boathouse known as Eagle's Nest to residential accommodation associated with the adjacent King Line Cottages enterprise, the site of which had been the subject of enforcement action. The existing boathouse had received consent in March 2010 and had replaced an earlier much smaller structure. The permission was conditioned to limit the use solely for the mooring of boats and storage of equipment required for incidental use of the boathouse, these having been three electrical boats. The site had been the subject of enforcement proceedings and a breach of condition notice whereby the first floor had been converted for holiday use and for manager's accommodation.

Ninety seven letters of representation supporting the provision of the manager's accommodation had been received. Since the writing of the report further correspondence had been received from the applicant's agent in response to the Officer's assessment and reasons for refusal in the report with emphasis on criteria (a) and (d) of Policy DP 26, details of which had been received by members.

The Planning Assistant explained that as the proposal was outside the development boundary it was contrary to Policy DP22. He therefore assessed where exceptions could be made in line with criteria set out in other Policies in particular Policy DP26 as well as the NPPG and Flood Risk SPD.

The Planning Assistant concluded that the essential need for a worker to live on site had not been satisfactorily demonstrated given that the business had been operating without an onsite manager for 46 years and the level of customer service required had been provided by either the owner or an employee living locally. It was considered that the accommodation need could be provided by the local housing stock in Horning. In addition, the proposed change of use was not an acceptable form of development in a functional flood plain (being in Flood Risk Zone 3b) and therefore was contrary to flood risk polices. He therefore recommended that the application be refused.

Mr Brown as Planning Agent on behalf of the applicant considered that there was a clear justification and need for a Manager being resident on site at all times due to the nature of the business specialising in providing holiday facilities for the disabled and elderly. It was not an additional customer service but essential due to the business's clientele. In response to members' questions he explained that the proprietor/applicant who lived near now wished to retire and would not be able to deal with the day to day requirements. It was claimed that the need could not be met by an existing dwelling on the site or in the locality as there was no affordable accommodation in the area and no rental properties available at present. There were other cottages on the premises but taking one out for a site manager would not be viable for the business. Mr King clarified that only one property was not suitable for disabled customers as it was nearest the river. It was explained that although the owner was retiring he would still have an interest in the business.

The planning agent also did not agree with the officer's assessment relating to flood risk and considered that there would be no impact on the floodplain as the accommodation would be on the first floor. Mr Brown also considered that there would be no ecological, navigational or visual impact. He urged members to take a balanced and holistic approach and to approve the application in accordance with the Authority's Tourism Strategy as well as the Authority's policies. He suggested that if members were minded to approve the application conditions could be imposed restricting the use of the building to a manager's flat and provision of flood risk mitigation.

Members noted the comments from the Environment Agency providing an objection in principle as the proposed development fell into a flood risk vulnerability category. They also noted that access and egress from the property was the important issue and a member suggested that a suitable evacuation plan would be needed. Members also noted the Environment Agency's response in relation to the Joint Position Statement on Development in the Horning Water Recycling Centre Catchment where they would have no objection on the basis that if the current boat house was already connected to the mains sewer, it was unlikely that the proposed impact would be significant. It was confirmed that the existing development was connected to the mains sewerage.

Mr Rice commented that having been involved in the development of the Joint Position Statement as he was Chair of the Flood Forum, to be cautionary he would declare an interest in the matter and abstain.

Members considered that it was very laudable to have suitable staff available to support the business and for clients to have sent in letters of support, although it was noted that the site Manager had only been occupying the first floor of the boathouse since December 2016. They considered that the business had not altered and it was not a new situation since the previous manager had lived in the village and been on call. In general they concurred with the officer's recommendation and considered that there was not sufficient justification to warrant approval of the application.

The Chairman put the officer's recommendation to the vote and it was

RESOLVED by 6 votes to 1 with one abstention.

that the application be refused for the following reasons:

- (i) The application site is outside a development boundary and there are not considered to be exceptional circumstances to justify the siting of a dwelling. The proposal is therefore contrary to Policy CS24 of the adopted Core Strategy (2007), Policy DP22 of the adopted Development Management Policies (2011)
- (ii) There is said to be a need for a worker to live on site in order to provide service to the customers, however it has not been satisfactorily demonstrated that there is an existing need for a full time worker to be available at all times for the enterprise to function properly and the proposal is contrary to criterion (a) of Policy DP26 of the adopted Development Management Policies DPD (2011)
- (iii) Insufficient information has been submitted to satisfactorily demonstrate whether or not the stated need for a worker to live at the site can be met by an existing dwelling in the locality. The proposal is therefore contrary to criterion (d) of Policy DP26 of the adopted Development Management Policies DPD (2011)
- (iv) The proposed development for residential accommodation, classified as more vulnerable development, is not considered an acceptable form of development in Flood Risk Zone 3b (functional floodplain) and is therefore contrary to Policy DP29 of the Development Management Policies (2011), Flood Risk Supplementary Planning Document (2017) and National Planning Policy Guidance.
- (2) BA/2016/0323/FUL Bureside, Water Works Lane, Horning NR12 8NP Replacement dwelling and associated works Applicant: Prof. Erika Denton and Mr Rupert Cavendish

Mr Rice, having declared an interest took no part in the debate or voting on this item.

The Planning Officer stated that members had had the benefit of a site inspection on 20 April 2017 where members had the opportunity to

view the site from both the land and the water to gain a full appreciation of the context of the application. A note of the site visit had been circulated.

The Planning Officer provided a detailed presentation of the application for the demolition of an existing early 20C dwelling and associated garage, originally associated with the Horning Water works, to be replaced with a new dwelling house on a larger footprint sited a short distance to the west and south of the existing. This would be of a more contemporary design. A scheme had originally been submitted last year, since when the plans had substantially changed following detailed discussions with officers. Objections had been received from the Broads Society and the Authority's Landscape Officer.

Having provided a detailed assessment, addressing the main issues of siting, design, landscaping, flood risk and the cultural environment the Planning Officer concluded that the demolition of the existing dwelling, whilst a familiar presence in the landscape, was acceptable. The replacement dwelling would be an improvement, less visually prominent and the landscaping proposals would mitigate concerns expressed by consultees. There would be no impact on the neighbouring amenity. It was acknowledged that there would be potential damage to the road surface on the Waterworks Lane and the applicant was prepared to be responsible for running repairs during the construction period (although this could not be conditioned as it was not part of the application site). The mooring cut extension would be beneficial, the boathouse was an acceptable design set back from the river and not over burdensome or cumbersome. It would also provide safe mooring of vessels off the river. He therefore recommended that the application be approved subject to conditions as overall it was considered to represent a reasonably inconspicuous presence in the river scene. It would provide a positive redevelopment of the site and balance between being visually pleasing but not dominating and therefore an asset in this section of the River and in keeping with the character and appearance of development in this locale.

Professor Denton, the applicant explained that they had begun the planning process in 2014 with early discussions with the previous owners, builders and then the planning officers. They found that the existing house was not suitable enough to be developed or extended and as applicants they were completely committed to providing a dwelling and development that would fit in with its setting, help to declutter the site of the numerous buildings, and accommodate two vintage boats, and ultimately provide a functional property for their family that would leave a legacy for the future of the Broads. They also wished to provide a landscaping scheme that was in conjunction with advice on what was native and appropriate for this site. Professor Denton confirmed that they had no desire to run a commercial business, particularly given her and her partner's committed and busy

occupations. She explained the need for the parking arrangements in association with their family, and the requirement for them to be hidden from the river. She explained that part of the quay heading belonged to Northumbrian Water to whom they would make an annual contribution for the lease of the land adjoining the application site. The applicants would repair all the quayheading as part of the whole scheme using a local contractor in order to provide consistency and Northumbrian Water would provide reimbursement for that which was in their ownership. The applicants wished to do what was right for this area of the Broads, to have a comfortable and appropriate living space whilst able and to leave a legacy for the future.

Members had noted the comments from the Landscape Officer based on former landscape character assessments. They considered that the site visit had been very beneficial. Overall they considered that the proposals would provide a very welcome development as the design took reference from Broads buildings and setting and the landscaping scheme was exceptionally appropriate. The existing and the proposed tree planning would help to break up the final development. Some members commented that it would be unfortunate if the property was screened altogether from the river. It was considered that in future the development could become a distinctive iconic and positive feature of the landscape character of this part of the River Bure and a potential asset to the Broads and was therefore to be commended.

Jacquie Burgess proposed, seconded by HaydnThirtle and it was

RESOLVED unanimously (Mr Rice not having participated or voted)

that the application be approved subject to the conditions outlined in the report including timber quay heading (as indicated in the plans). The proposal is considered to be in accordance with Policies CS1, CS5, and CS20 of the Core Strategy (2007), Policies DP1, DP2, DP4, DP12, DP13, DP24, and DP28 of the Development Plan Document (2011), and the National Planning Policy Framework (2012) which is a material consideration in the determination of this application.

Members requested that once built this property be included in the Authority's Quality Design Tour.

11/9 Enforcement Update

The Committee received an updated report on enforcement matters already referred to Committee. Further information was provided on the following:

Thorpe Island: The sale of Thorpe Island had been completed on 31 March 2017 and the site was in the process of being cleared in compliance with the enforcement notices. As far as officers were aware the new owners had no aspirations to develop the site as a marina or other development that required

planning permission. Members welcomed the progress made after such a considerable time.

The Chairman referred to a recent posting by James Knight on social media concerning the enforcement matter at Thorpe Island, which falsely claimed that members had been kept in the dark and not been fully informed or that they had been misled by officers and the matter had been mishandled. He took great exception to this and wished to emphasise and for it to be noted that the matter had been carried out throughout with the full involvement of Members, the full involvement of the Planning Committee as well as being the subject of High Court proceedings where it had been found to have been handled in an exemplary fashion. He considered it to be totally unacceptable for a member of the Authority's Navigation Committee to have made such statements and allegations against the Authority which were blatantly false.

Ferry Inn, Horning: Members were pleased to note that the unauthorised development including refrigerated container, portacabin and static caravan had been removed and therefore compliance achieved.

Burghwood Barns, Burghwod Road, Ormesby St Michael: Unauthorised development of agricultural land as residential curtilage – Enforcement Notice served on 8 March 2017, compliance to be achieved by 19 July. An appeal had been submitted.

RESOLVED

that the Enforcement Update report be noted.

11/10 Salhouse Neighbourhood Plan - proceeding to Referendum

The Committee received a report providing an update on the progress of the development of the Salhouse Neighbourhood Plan. Representations received on the submitted Plan during the 6 week publication stage had been the subject of an independent examination. The examiner's report had concluded that subject to certain specified modifications, the Neighbourhood Plan should proceed to a referendum with the neighbourhood area. As the area also fell largely within Broadland District, the Examiner's report would also be available on its website.

Members noted the findings of the Examiner's report and agreed with the Examiner's conclusions. Should the Plan receive support from 50% of those voting in the referendum, it could be made a Neighbourhood Plan and form part of the statutory development plan.

RESOLVED

(i) that the findings and conclusions of the Examiner's report (as detailed in Appendix to the report)be endorsed and approved.

(ii) that the Salhouse Neighbourhood Plan be endorsed and proceed to a referendum within the neighbourhood area (the civil Parish of Salhouse.

11/11 Thorpe St Andrew Neighbourhood Plan – Designating Thorpe St Andrew as a Neighbourhood Area

The Committee received a report on the proposal to designate Thorpe St Andrew as a Neighbourhood Area for the purposes of a Neighbourhood Plan. The nomination was received on 23 March 2017 and there were no known or obvious reasons to not agree the Neighbourhood Area. It was noted that the Neighbourhood area included the whole of Thorpe St Andrew Parish and included Thorpe Island.

Members endorsed the proposal

RESOLVED

That Thorpe St Andrew be designated as a Neighbourhood Area in order to produce a Neighbourhood Plan.

11/12 Broads Local Plan: Recreation Impacts Study

The Committee received a report providing an update on the progress of evidence to support and inform the preparation of the Broads Local Plan relating to the Recreation Impacts Study – Visitor Surveys at European Protected Sites (January 2017, Footprint Ecology). Through analysis of visitor surveys it provided a strategic overview to aid the understanding of the relationship between population growth (including new housing growth and tourist growth) and the potential impacts on internationally designated wildlife sites throughout Norfolk. It was noted that the study established the number and behaviour of visitors at designated sites as well as providing analysis around routes and distances travelled and frequency. It helped to assess the links between new housing development and recreation use which would provide evidence to inform the Local Plan including development of appropriate monitoring and mitigation measures. The Local Plan was required to conform to the Conservation of Habitats and Species Regulations 2010 as amended. The study would help to provide updated base line data to inform the assessment and potential source of mitigation measures for the Habitats Regulations Assessment and Appropriate Assessment. The survey highlighted the key facts and also indicated that more work on the details of specific sites would be useful.

Members commended the excellent report as a valuable source of evidence and endorsed its publication.

A member commented that it would useful to consider how we engage positively with local communities to take ownership and responsibility for the local environment particularly through such activities as dog walking and referred to work being undertaken in the South Downs where they were

training dog walkers to act as informal wardens and volunteers to talk to other dog walkers.

A member wondered whether the Authority at times might be being too restrictive in certain locations relating to the interaction of people and wildlife. It was recognised that a proportionate approach needed to be taken on a site by site basis and positive advice provided.

RESOLVED

that the report on the Recreation Impacts Study is published as a source of evidence to support the emerging Local Plan.

11/13 Landscape Strategy and Guidance

The Committee received a report on the draft guides to be produced to help potential applicants to understand and address the landscape impacts of their proposals as well as provide guidance on landscaping proposals with the aim of delivering high quality schemes. It was noted that reference was made to the Authority's Landscape character Assessment and Landscape Sensitivity Study that would be important sources of information for applicants and their agents and this was welcomed.

Members were provided with the draft content of the guides and informed that it would not be possible to format them with the illustrations and final graphics prior to consultation due to pressures on the communications team. However, following consultation the guides would be designed appropriately and produced in a similar style to other Authority guides already adopted such as the Moorings Guide, Biodiversity Enhancement and Waterside Chalet/Bungalow guides.

. Responses would be brought back to the Committee prior to formal adoption by the Authority.

Although a designed guide for consultation would have been preferable, Members recognised the limited resources available for such production at this time.

RESOLVED

- (i) That the content of the Draft Guides be endorsed.
- (ii) That the Draft Landscape and Landscaping Guide be published for public consultation for a six week period prior to adoption by the Authority.

11/14 Appeals to Secretary of State

The Committee received a report on the current appeals against the Authority's decisions since January 2017. Members noted that the Appeal by

BCK Marine at Griffin Lane, Thorpe St Andrew had been dismissed on 21 April, the decision having been circulated to members.

It was noted that receipt of decisions from the Planning Inspectorate had been very slow of late. It was also noted that PINS had recently recruited a number of new Inspectors and some of the recent decisions made had been inconsistent.

RESOLVED

that the report be noted.

11/15 Decisions Made by Officers under Delegated Powers

The Committee received a schedule of decisions made by officers under delegated powers from 15 March 2017 to 18 April 2017.

RESOLVED

that the report be noted.

11/16 Circular28/83: Publication by Local Authorities of Information About the Handling of Planning Applications.

The Committee received the development control statistics for the quarter ending 31 March 2017.

RESOLVED

that the report be noted.

11/17 Date of Next Meeting

The next meeting of the Planning Committee would be held on Friday 26 May 2017 starting at 10.00 am at Yare House, 62-64 Thorpe Road, Norwich.

The meeting concluded at 11.35 am.

CHAIRMAN

Code of Conduct for Members

Declaration of Interests

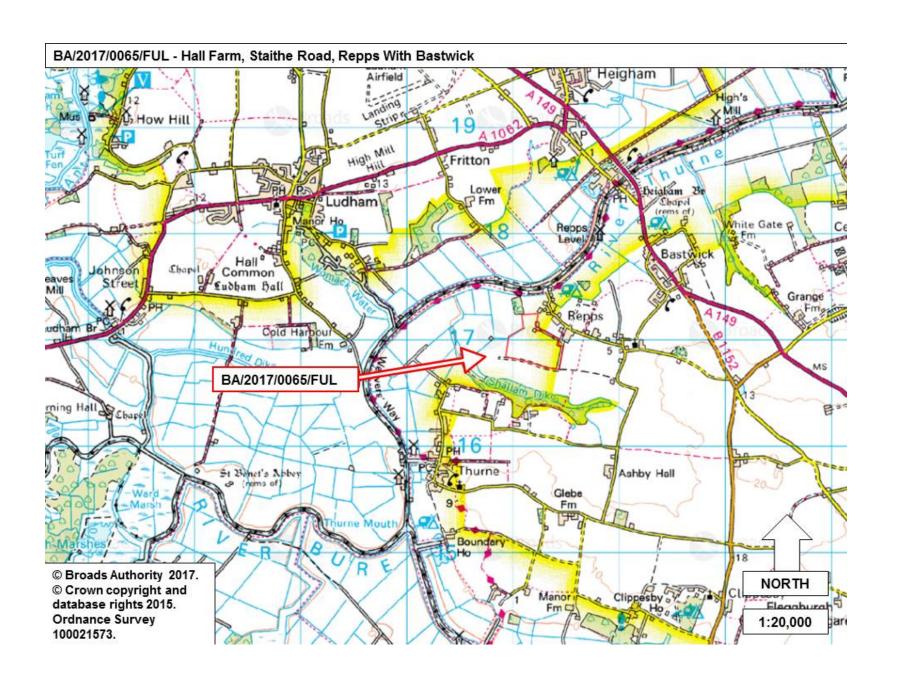
Committee: Planning Committee

Date of Meeting: 28 April 2017

Name	Agenda/ Minute No(s)	Nature of Interest (Please describe the nature of the interest)
Chairman on behalf of All Members	Minute 11/8 (1)	Application BA/2017/060/CU Eagle's Nest, Horning : Correspondence received from Applicant's agent
Paul Rice	Minute 11/8(1) and (2)	Chair of Broads Society, NSBA member, Application BA/2017/060/CU Eagle's Nest Involved in preparing Horning Joint Position Statement on Flood Risk.
		Application BA/2016/0323/FUL As Chair of Broads Society – Objections raised by Broads Society Planning Committee (although personally was not on that Committee)

Reference: BA/2017/0065/FUL

Location Hall Farm, Staithe Road, Repps with Bastwick



Broads Authority Planning Committee 26 May 2017

Application for Determination

Parish Repps with Bastwick Parish Council

Reference BA/2017/0065/FUL Target date 06.06.2017

Location Hall Farm, Staithe Road, Repps With Bastwick, NR29 5JU

Proposal Poultry unit with egg store, packaging room and welfare

facilities

Applicant Mr Sam Mitchell

Recommendation Approve subject to conditions

Reason for referral to Committee

Major application

1. Description of Site and Proposals

- 1.1. The application site is a working farm, Hall Farm, within the Parish of Repps with Bastwick. The farm is in a relatively remote location, situated approximately 550 metres from the River Thurne. The farm business occupies 225 hectares and currently operates as a mixed arable and livestock enterprise. A number of large agricultural buildings, associated with the farm, sit at a T-junction and line a narrow farm track to either side. Agricultural land surrounds the core of farm buildings on all sides. A small number of residential properties sit approximately 200 metres from the proposed application site to the north, along with a small camping site and a wind pump museum; a number of chalets line the banks of the River Thurne approximately 500 metres away and a number of large farms occupy land to the south. The Weaver's Way runs along the bank of the river with views across the agricultural land dispersed with areas of woodland.
- 1.2 The applicants propose to diversify their business through the erection of a 32,000 bird, free-range egg production unit and associated egg store, packaging room and welfare facilities. The egg laying unit would be 23.5 metres wide by 109.4 metres long (giving a floor area of 2,224sqm) with a maximum height of 6.8 metres to the top of the ventilation chimneys. At the eastern end there would be an office, packing area and egg store which would add a further 6.3m to the length of the building. The building would be constructed of PVC coated profile sheeting, with walls and roof coloured green. Four green coloured feed bins would be located on the south east corner of the unit.

1.3 The building would give on to a roaming area of 17 hectares, which exceeds the minimum requirement of 1 hectare for each 2,000 birds, and the application includes a comprehensive landscaping scheme of indigenous planting that would result in planting along site boundaries, around the proposed unit and as copses within the site.

2 Site History

BA/2014/0129/FUL Erection of a livestock building for the rearing of pigs Approved. Not implemented

BA/2016/0014/FUL Erection of a livestock unit with associated feed bin and hardstanding. Approved. Not implemented.

3. Consultation

Norfolk County Council Highways - No objection subject to conditions

<u>Landscape Officer</u> - No objections subject to conditions

Broads Authority Ecologist - No objections

Representations

None received

4 Policies

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

<u>Development Management Plan DPD (2011)</u> <u>DEVELOPMENTPLANDOCUMENT</u>

DP1 – Natural Environment

DP2 – Landscape and Trees

DP3 – Water Quality and Resources

DP4 – Design

DP11 - Access on Land

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

Development Management Plan DPD (2011)

DP7 – Energy Generation and Efficiency

DP18 - Protecting General Employment

DP19 - Employment Diversification

DP28 - Amenity

The National Planning Policy Framework (NPPF) is a material consideration in the determination of this application.

5 Assessment

- 5.1 Both national and local planning policies are supportive of encouraging a prosperous rural economy. The NPPF in particular highlights the importance of agriculture to the economy and the benefits of diversification in order to support the viability of farming units. The diversification of this unit at Hall Farm is therefore supported in principle.
- 5.2 The NPPF however, also places great emphasis on the protection of specially designated landscapes such as the Broads. It is therefore necessary to assess the landscape impacts and weigh this against the in principle support deriving from the economic benefit. The proposed development would lie to the south west of the existing farm units, with one existing open-sided building which is approximately double the height of the proposed unit screening views of the proposed new building from the views from the rural road. The predominant views, however, would be pedestrian views from the south west from the Weaver's Way. Comprehensive screening would be difficult to achieve from this viewpoint, and likely to be intrusive in itself, so the building has been orientated to face the Weaver's Way so that it is seen against the setting of the existing buildings and would be read as part of the existing farming unit. It is considered that this will minimise the visual impact.
- 5.3 The application site has permission for two pig rearing units which have not been implemented. Due to strict animal welfare restrictions there is no possibility that both the pig rearing units and the free range egg unit could both be constructed. If the pig rearing units were developed but not occupied by livestock (ie constructed, but not used), this would significantly increase the size of the farm as a unit. However, it is not considered that this would be unacceptable as the comprehensive landscaping scheme proposed would adequately mitigate the impacts of both schemes. It should be noted that one of the permissions (BA/2014/0129/FUL) expires in early June, whilst the other (BA/2016/0014/FUL) expires in March 2019. Were there to be concerns over the development of both schemes, Members could consider asking the applicant to give a formal undertaking to implement only one permission.
- 5.4 Given that the free range egg unit has a large footprint and would extend the visual envelope of the farm to the west it is considered reasonable to request a robust landscaping scheme which will visually soften the impact of this large building on the landscape. The proposed comprehensive landscaping scheme follows officer advice and provides indigenous planting along site boundaries, a 20 metre woodland belt and copses within the site. The orientation of the building and the landscaping scheme combined would provide sufficient long term mitigation on the impact of views, in particular from Weaver's Way.

- Subject to the acceptable landscaping scheme being implemented by condition the impact of the building on this landscape is therefore considered acceptable.
- 5.5 The design of the building is dictated by its intended use. The building is of an agricultural appearance and would be viewed in the context of existing large agricultural buildings and the design is considered acceptable. The proposed use of four small and therefore shorter feed bins ensures that the visual impact is minimised, in addition the bins would be coloured green to reduce the visual impact.
- 5.6 There are a number of single, well separated dwelling houses within the immediate vicinity of the application site, the closest sitting approximately 200 metres away from the proposed building. The proposed landscaping scheme would sufficiently screen views from the closest dwelling house, Marsh Cottage, with views from other dwellings and the nearby campsite would be screened by the existing farm buildings. Due to the distance, the intervening existing buildings and associated landscaping scheme, the proposal would not result in any adverse overlooking or overshadowing of neighbouring dwellings.
- 5.7 In terms of impact as a result of odour, the acceptability of the proposal would be largely dependent on the management of the site. The proposed new building sits within a farming unit which already contains livestock and it is not considered that the addition of a new form of livestock will adversely impact on local amenity, by for example odour, subject to the appropriate management of the site. A number of environmental management conditions covering details of the disinfectant, restricted delivery times, details of external lighting, odour complaint assessment, details of external extractor and ventilation, dirty water disposal, surface water disposal are recommended in order to ensure the appropriate management of the site is achieved. Subject to the conditions recommended it is not considered that there would be an adverse impact on neighbouring amenity as a result of the development. No objections have been received from neighbouring occupiers. This may be best covered by a single management plan.
- In terms of waste disposal, the main issue arising would be dirty water resulting from the wash down process and the applicants are proposing that this would be stored in an underground tank before being discharged on the farm land in the locality. This would take place once a year, when the flock is replaced, and this method of water disposal is standard practice on poultry sites nationally and is in accordance with Environment Agency standards. For the majority of the year the tank would be empty. Surface water would flow into the existing irrigation pond to the east of the unit, which would then function as an attenuation pond.
- 5.9 With appropriate management of the waste area, dirty water disposal and surface water drainage, the details of which are advised to be secured via conditions, it is not considered there would be an adverse impact on neighbouring amenity as a result of odour nuisance. As a precaution, and in

addition to the management plan, it is considered reasonable to append a condition requiring the owner to take steps of assessment and mitigation should a justified odour complaint be received by the Environmental Management team at Great Yarmouth Borough Council.

- 5.10 In terms of impact on the highway network, whilst there would be some change in the traffic movements as a result of the switch from arable to livestock, the overall traffic movements associated with the application are unlikely to be significantly different to the existing. Therefore the development is not considered to have a significant detrimental impact on the highway network and Norfolk County Council as Highways Authority have not raised an objection subject to the condition appended with regard to access.
- 5.11 The building is proposed to be sited on an area of well worked agricultural land which is considered to have little biodiversity value. The comprehensive landscaping scheme includes large amounts of additional native planting including trees and gap filling of hedges which would provide additional biodiversity enhancements to the farming unit.
- 5.12 The proposed development includes the provision of a solar PV array on the roof in order to meet the requirements of DP7 as the application is over 1000m² and therefore it must provide at least 10% of the predicted energy requirements from decentralised and renewable or low carbon sources. The energy requirements and predicted energy production will be secured by condition.

6 Conclusion

- 6.1 The application proposes the development of a free-range egg unit as part of a farm diversification scheme. The impacts are not considered to adversely impact on the special quality of the area, and the benefit to the rural economy is welcomed.
- In the opinion of the Local Planning Authority the development is acceptable in respect of Planning Policy and in particular in accordance with the National Planning Policy Framework and Policies DP1, DP2, DP3, DP4, DP7, DP11, DP18, DP19 and DP28, as the development is considered an appropriate form of farm diversification protecting rural employment, with no adverse impact on the landscape, neighbouring amenity, highway network or ecology subject to the recommended conditions.

7. Recommendation

Approve subject to the following conditions;

- (i) Time limit
- (ii) In accordance with submitted plans
- (iii) Details of materials
- (iv) Landscaping scheme
- (v) Tree replacement within 5 years

- (vi) Highways access
- (vii) External lighting
- (viii) Submission of a Management plan
- (ix) Odour compliant
- (x) Renewable energy

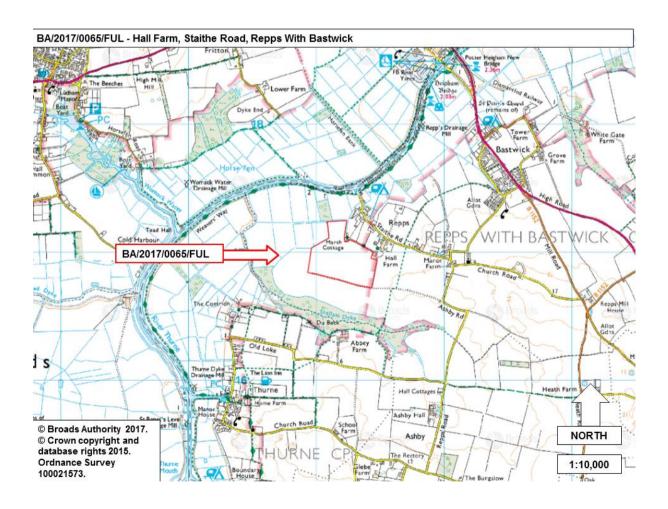
Reason for recommendation

In the opinion of the Local Planning Authority the development is acceptable in respect of Planning Policy and in particular in accordance with policies DP1, DP2, DP3, DP4, DP7, DP11, DP18, DP19 and DP28.

List of Appendices: Location Plan

Background papers: BA/2017/0065/FUL

Author: George Papworth Date of Report: 11 May 2017



Broads Authority Planning Committee 26 May 2017 Agenda Item No 9

Enforcement Update Report by Head of Planning

Summary: This table shows the monthly updates on enforcement matters.

Recommendation: That the report be noted.

1 Introduction

1.1 This table shows the monthly update report on enforcement matters.

Committee Date	Location	Infringement	Action taken and current situation
5 December 2008	"Thorpe Island Marina" West Side of Thorpe Island Norwich (Former Jenners Basin)	Unauthorised development	 Enforcement Notices served 7 November 2011 on landowner, third party with legal interest and all occupiers. Various compliance dates from 12 December 2011 Appeal lodged 6 December 2011 Public Inquiry took place on 1 and 2 May 2012 Decision received 15 June 2012. Inspector varied and upheld the Enforcement Notice in respect of removal of pontoons, storage container and engines but allowed the mooring of up to 12 boats only, subject to provision and implementation of landscaping and other schemes, strict compliance with conditions and no residential moorings Challenge to decision filed in High Court 12 July 2012 High Court date 26 June 2013

Committee Date	Location	Infringement	Action taken and current situation
			 Planning Inspectorate reviewed appeal decision and agreed it was flawed and therefore to be quashed "Consent Order "has been lodged with the Courts by Inspectorate Appeal to be reconsidered (see appeals update for latest) Planning Inspector's site visit 28 January 2014 Hearing held on 8 July 2014 Awaiting decision from Inspector Appeal allowed in part and dismissed in part. Inspector determined that the original planning permission had been abandoned, but granted planning permission for 25 vessels, subject to conditions (similar to previous decision above except in terms of vessel numbers) Planning Contravention Notices issued to investigate outstanding breaches on site Challenge to the Inspector's Decision filed in the High Courts on 28 November 2014 (s288 challenge) Acknowledgment of Service filed 16 December 2014. Court date awaited Section 73 Application submitted to amend 19 of 20 conditions on the permission granted by the Inspectorate Appeal submitted to PINS in respect of Section 73 Application for non-determination Section 288 challenge submitted in February 2015 Court date of 19 May 2015 Awaiting High Court decision Decision received on 6 August – case dismissed on all grounds and costs awarded against the appellant. Inspector's decision upheld
21 August 2015			 Authority granted to seek a Planning Injunction subject to

Committee Date	Location	Infringement	Action taken and current situation
9 October 2015			 legal advice Challenge to High Court decision filed in Court of Appeal on 27 August 2015 Authority granted to seek a Planning Injunction to cover all breaches, suspended in respect of that still under
			 challenge, and for direct action to be taken in respect of the green container Leave to appeal against High Court decision refused on 9 October 2015
			 Request for oral hearing to challenge Court of Appeal decision filed 2015
			 Date for the oral hearing challenging the Court of Appeal decision confirmed for 3 February 2016
			 Pre-injunction notification letters provided to all those with an interest in the site within the Thorpe island basin and along the river
			Site being monitored
5 February 2016			 Landowner's application to appeal the decision of the High Court in the Court of Appeal was refused on 3 February 2016
			Enforcement Notices remain in place
			 Applications for Injunctions lodged 18 February 2016
			 Injunctions served on Mr Wood on 2 March 2016
			High Court Hearing 11 March 2016
			 Interim Injunction granted 11 March 2016
			 Court date for Permanent Injunction 17 June 2-16
			High Court injunction obtained on 17 June 2016
			High Court Injunction issued on 24 June 2016
			Partial costs of Injunction being sought

Committee Date	Location	Infringement	Action taken and current situation
			 Incomplete planning application received 20 September, with further documents subsequently submitted. Under review Planning application validated 13 October 2016. Further information requested by 27 October 2016 Application as submitted does not comply with High Court requirements. Legal advice sought on how to proceed regarding Injunction Application being processed Legal advice on Injunction sought. Preparation for High Court referral under consideration Site sold 31 March 2017. New owners working towards compliance with Enforcement Notice and Injunction. Planning application withdrawn 4 April 2017. Site in process of being cleared in accordance with Enforcement Notice and Injunction
10 October 2014	Wherry Hotel, Bridge Road, Oulton Broad –	Unauthorised installation of refrigeration unit.	 Authorisation granted for the serving of an Enforcement Notice seeking removal of the refrigeration unit, in consultation with the Solicitor, with a compliance period of three months; and authority be given for prosecution should the enforcement notice not be complied with Planning Contravention Notice served Negotiations underway Planning Application received Planning permission granted 12 March 2015. Operator given six months for compliance Additional period of compliance extended to end of December 2015 Compliance not achieved. Negotiations underway

Committee Date	Location	Infringement	Action taken and current situation
			 Planning Application received 10 May 2016 and under consideration Scheme for whole site in preparation, with implementation planned for 2016/17. Further applications required
5 December 2014 8 January 2016	Staithe N Willow	Unauthorised erection of fencing	 Compromise solution to seek compliance acceptable subject to the removal of the 2 metre high fence by 31 October 2015 Site to be checked 1 November 2015 Compliance not achieved. Authority given for Enforcement Notice requiring the reduction in height to 1 metre, plus timber posts and gravel boards Enforcement Notice issued 1 February 2016 Compliance date 6 April 2016 Appeal submitted against Enforcement Notice on grounds there has been no breach Appeal Dismissed and Enforcement Notice Upheld 9 January 2017 Landowner given until 9 March 2017 to remove fence Request for alternative solution submitted 3 February 2017. Subject to detail, this may be acceptable. Negotiation underway Alternative solution agreed, subject to detail. To be implemented by 23 March 2017. Works undertaken, in variance to agreed alternative solution.
9 December 2016	Eagle's Nest, Ferry Road,	Non-compliance with conditions 3	Authority given for breach of condition notices to be issued requiring

Committee Date	Location	Infringement	Action taken and current situation
	Horning	and 6 of BA/2010/0012/ FUL relating to materials and unauthorised use of boathouse for holiday and residential accommodation.	 (i) the replacement of the black composite boarding with black feather board finish in timber with a compliance period of 6 months; and (ii) requiring the removal of all fittings facilitating the holiday and/or residential use of the first floor and the cessation of any holiday and/or residential use of the first floor, with a compliance period of 3 months. And (iii) prosecution in consultation with the solicitor in the event that the Breach of Condition Notice is not complied with. Invalid CLEUD application for materials received; subsequently validated Application to remove materials condition received Planning Contravention Notice served 30 December 2016. Breach of Condition Notice served 19 January 2017. Compliance date 19 April 2017. Retrospective application for retention of manager's flat submitted 20 February 2017. Application under consideration. CLEUD for materials issued Retrospective application for retention of manager's flat refused planning permission. Correspondence with landowner over compliance
3 March 2017	Burghwood Barns Burghwood Road, Ormesby St Michael	Unauthorised development of agricultural land as residential curtilage	 Authority given to serve an Enforcement Notice requiring the reinstatement to agriculture within 3 months of the land not covered by permission (for BA/2016/0444/FUL; if a scheme is not forthcoming and compliance has not been achieved, authority given to proceed to

Committee Date	Location	Infringement	Action taken and current situation
			 prosecution. Enforcement Notice served on 8 March 2017 with compliance date 19 July 2017. Appeal against Enforcement Notice submitted 13 April 2017
31 March 2017	Former Marina Keys, Great Yarmouth	Untidy land and buildings	 Authority granted to serve Section 215 Notices First warning letter sent 13 April 2017 with compliance date of 9 May.

2 Financial Implications

2.1 Financial implications of pursuing individual cases are reported on a site by site basis.

Background papers: BA Enforcement files

Author: Cally Smith
Date of report 11 May 2017

Appendices: Nil

Broads Authority
Planning Committee
26 May 2017
Agenda Item No 10

Broads Local Plan – May Bite Size Piece

Report by Planning Policy Officer

Summary:

This report introduces the following topics for the Publication version of the Local Plan: Preferred options – comments, Local Green Space – revised topic paper, SFRA position statement, Flood Risk – revised policy, Surface water – revised policy, Spinnakers – revised policy, TSA2 – revised policy, Hoveton Town Centre policy, Thunder Lane site assessment, Stokesby site assessment.

Recommendation: Members' views are requested.

1.0 Introduction

- 1.1 This report introduces the following topics for the Publication version of the Local Plan: Preferred options comments, Local Green Space revised topic paper, SFRA position statement, Flood Risk revised policy, Surface water revised policy, Spinnakers revised policy, TSA2 revised policy, Hoveton Town Centre policy, Thunder Lane site assessment, Stokesby site assessment.
- 1.2 Members' views are requested to inform the draft policy approach in the Publication version of the Local plan.
- 1.3 It is important to note that this is not necessarily the final text or approach, but is part of the development of the final text. There could be other considerations that come to light between now and the final version being presented to Planning Committee.

2.0 Topics covered in this report:

- a) Comments received during the Preferred Options consultation this report documents the comments received and proposes a response to the comments.
- b) Local Green Space This is an updated Local Green Space Topic Paper following the Preferred Options consultation. It promotes the removal of one draft allocation but the addition of another potential site.
- c) SFRA Position Statement this explains the way forward in relation to the Strategic Flood Risk Assessment and has been worked up with the Environment Agency.

NB/SAB/rptpc260517/Page 1 of 2/120517

- d) Flood Risk section this revises the flood risk section of the Local Plan following the adoption of the Supplementary Planning Document and comments received on the Preferred Options.
- e) Surface Water policy this has been improved in liaison with Norfolk County Council as the Lead Local Flood Authority for most of the Broads.
- f) Spinnakers (PUBSOL2) update following further investigations, some changes are proposed to this policy for a site in St Olaves. We will then write to the boatyard and the owner of the site for their thoughts.
- g) TSA2 (Thorpe Island, Thorpe St Andrew) this policy applies to the entire Island, but splits it into three parts. It is proposed to undertake a brief focused consultation on the proposed new policy with the local landowners and the Town Council.
- h) Hoveton Retail policy produced in liaison with North Norfolk District Council, this policy addresses Hoveton Town Centre.
- i) Sites put forward during the Preferred Options consultation these are two new sites put forward during the Preferred Options consultation; land at Thunder Lane, Thorpe St Andrew as well as land in Stokesby.

3.0 **Financial Implications**

3.1 Generally officer time in producing these policies and any associated guidance as well as in using the policies to determining planning applications.

Background papers: None

Natalie Beal Author: Date of report: 3 May 2017

Appendices:

Appendix J

Appendix A	<u>Preferred options – Responses</u>
Appendix B	Local Green Space – revised topic paper
Appendix C	SFRA Strategic Flood Risk Assessment - position statement
Appendix D	Flood Risk section update- revised policy
Appendix E	Surface water – revised policy
Appendix F	Spinnakers St Olaves – revised policy
Appendix G	TSA2 Thorpe Island, Thorpe St Andrew- revised policy
Appendix H	Hoveton Town Centre policy
Appendix I	Thunder Lane, Thorpe St Andrew site assessment

Land at Tiedam Stokesby site assessment.



Broads Authority Local Plan Local Green Space Nominations and Assessment - Revision May 2017

Contents

1.	Introduction	2
2.	Potter Heigham	3
а) Bridge Green, Potter Heigham	3
b) Former Bridge Inn, Potter Heigham	7
3.	Chedgrave	11
а	Area of land stretching from the rear of Church Close to Pits Lane bounded by the Broa	ds
A	Authority Executive Area to the north; 21A Church Close to the west, Pits Lane to the east a	nd the
	public/permissive footpath running behind the Chedgrave boatyards to the south. Chedgrav	
4.	Beccles	
а	Waveney Meadow, Puddingmoor, Beccles NR34 9P	22
b	Land surrounding Beccles Rowing Club, Off Puddingmoor, Beccles	
С		
c	The Dell, Off Bungay Road/Ringsfield Road, Beccles	
e	Beccles Marsh Trail, off Norwich Road (A146), Beccles	
f		
g		
t	o the North and South	35
h	Green Space off Lowestoft Road, Beccles (opposite Beccles Primary academy)	38
5.	Fritton	39
а	Firing Range within Waveney Forest TG457/005, next to Fritton near Gt. Yarmouth	39
b	n) Fritton Woods Car Park and Picnic Site	41
c) Part of Fritton Woods near bridge	42
6.	Geldeston	43
а) The Stone Pit, Station Road, Geldeston NR34 OHS	43
b) The playing field, Station Road, Geldeston NR34 0HS	45
7.	Summary	47
Арр	pendix A	49
Loc	al Green Space – Nominations for Suitable Areas	49

a) Introduction

Communities are now able to identify areas of green space that are of particular importance to them. The NPPF states that:

76. 'Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as **Local Green Space** local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period'.

As part of the Issues and Options consultation (February to April 2016), a call for nominations for areas to be considered as Local Green Space was made. Parish Councils were given a further opportunity in the summer of 2016.

Anyone wishing to nominate an area were asked to fill a form out. See Appendix A for the nomination form.

This report assesses nominations received. To support the assessment, site visits were undertaken in July and August 2016 as well as May 2017.

This is a revised assessment to take into account representations received to the Preferred Options Version of the Local Plan (2017). Changes are shown in red.

b) Potter Heigham

NOMINATIONS FOR LOCAL GREEN SPACE - POTTER HEIGHAM BRIDGE



© Crown copyright and database right 2016. Ordnance Survey Licence number 100021573.

You are not permitted to copy, sub-licence, distributor or set all any of this data to third parties in any form.

The Broads Authority Boundary dataset is a representation indication the location of the executive boundary at 1:1000. The definitive paper may be in high by the Broads Authority which shows the legal boundary at 1:1000. The definitive paper may be in high by the Broads Authority which shows the legal boundary at 1:1000. The definitive paper may be in high by the Broads Authority which shows the legal boundary at 1:1000.

a) Bridge Green, Potter Heigham

Nominated by Di Cornell

Nomination received: 21 June 2016

Site visit: undertaken by Cally Smith and Natalie Beal on 4 July 2016.

Current use: open space, quay heading, trees, park benches, cycle stands. Used by visitors and tourists for quiet recreation uses such as picnics and fishing.

	Summary of nomination form	Assessment by Broads Authority
Will the green space endure beyond 2036?	This piece of land has been owned by the Broads Authority since the late 1990s and has recently been enhanced. Bench seats, trees, a footpath and a grassed area all provide a restful space for walkers and visiting boaters. The grass area is maintained by BA volunteers. Many bungalow owners on the Potter Heigham, Ludham, Martham and Repps banks use this space and the bungalows will continue to be	The current use is attractive, appropriate for its location and seems well used by visitors. The Authority does not see any justification for the use changing from the green space.

	Summary of nomination form	Assessment by Broads Authority
	used until at least 2084 when their lease	
	terminates.	
How far is the	The site lies within, at the centre, of the	The site is centrally located.
green space from	Community it serves.	
the community it		
serves?		
	This space/ area was once covered with boatsheds belonging to local boatyards such as Herbert Woods and Applegates. Boats were hired from there as well as boats being repaired and stored within the sheds. The boatsheds were situated close to the Bridge and to Bridge Road, allowing no public access. The boatsheds were still there in the 1960s.	It complements the medieval bridge and riverside setting well.
Is the green space local in character?	Once the sheds were removed the concrete floors were left and also the boat cuts. This area was then turfed in the early 1990s and trees planted. The area and character of the area is much changed from a 'working area'. It is now a recognised Open Space for anyone to use that visits the area. There are few such spaces on the Broads when people can relax close to the river and can see boats and wildlife without travelling far from their cars/boats.	
Who/why is the local green space special/significant to the local community?	This space is sited close to an Historic Monument (Potter Heigham Bridge). It is used recreationally for a variety of purposes which include picnics, fishing, mooring boats, parking cycles, a rest place for walkers and hikers, playing ball games and just 'watching the world go by'. It contains a large Crack Willow tree which provides shade and many people with children shelter beneath it. It is a special site and used extensively because of the proximity of the Medieval Bridge, parking, the road, and local shops. In the recent past Raft Races and Charity Duck Races have taken place from this site. There have also been stalls set up for charity events. This year Herbert Woods Boatyard is using the area to hold a celebration for 90th Birthday on 10th July.	It is used by visitors for its setting, the views of the bridge and river, for fishing and even though it is sandwiched between two road bridges, visitors find it peaceful in relation to the busy nature of other parts of the Bridge area. The site offers something different to the Bridge area community and visitors.

Photos:







Officer Recommendation: Allocate as Local Green Space

Reasons: The green space complements the medieval bridge and riverside location well. It is a fairly unique area in the Broads and allows appreciation and use of the river. It is very significant to the community and visitors.

b) Former Bridge Inn, Potter Heigham

Nominated by Di Cornell

Nomination received: 21 June 2016

Site visit: Undertaken by Cally Smith and Natalie Beal on 4 July 2016.

Current use: A private car parking area.

	Responses on nomination form	Assessment by Broads Authority
	Privately owned, used as a car park. Many	It is brownfield/previously
Will the groop	planning restrictions on the site. Not on the	developed land. The site could be
Will the green space endure	open market to be developed. Have been	developed between now and
•	attempts to develop in the past. The site	2036. It has temporary permission
beyond 2036?	would need a very significant statement	for a car park.
	building to be redeveloped successfully.	
How far is the	The site sits in the centre of the Community.	The site is centrally located.
green space from	Between all four riverbanks. It is a focal	
the community it	point for the area of Potter Heigham.	
serves?		
	Once contained a riverside Public house	The space is brownfield
	originally used by wherry men passing	land/previously developed land,
	through Potter Heigham. Then a small	currently used as a car park. It has
	dwelling with a 'tap room' and rooms to	a rough surface and the fencing is
	rent, then named The Watermans Arms. It	not maintained. It is in stark
Is the green space	was rebuilt in the early 1900s and renamed	contrast in its appearance as a car
local in character?	The Bridge Inn. The Bridge Inn burned down	park to the building and medieval
	in 1990 and since then the site has been left	bridge immediately adjacent to it.
	undeveloped and has had no maintenance	There is a car parking area over
	work. It is therefore quite wild with much	the road. Over the river there is a
	vegetation, quay heading in a poor and	pristine green area but adjacent
	dangerous state.	to that a run-down building.
	For example because of its beauty, historic	The site is historically important.
	significance, recreational value (including as	The Authority does not consider
	a playing field), tranquillity or richness of its	that the site is a beautiful area
	wildlife. The site itself is historically	and is not rich with wildlife. It is a
	important to the Broads. The Area around	private car park so is likely to be
	the Bridge is used and visited by people	significant to local people for that
Who/why is the	watching boats passing beneath the Bridge,	particular use.
local green space	a popular pastime. It is sited next to the	
special/significant	River Thurne, and gives an area to relax and	
to the local	watch the boats and wildlife of the area.	
community?	There was once an Annual Fair that was held	
community.	on the site, outside the Bridge Inn, in the	
	Car Park. The Bridge inn was a popular	
	meeting place for both locals, boat users	
	and visitors and brought much trade to	
	Potter Heigham. There was a picnic area	
	next to the river where tables and benches	
	provided a recreation space for visitors.	









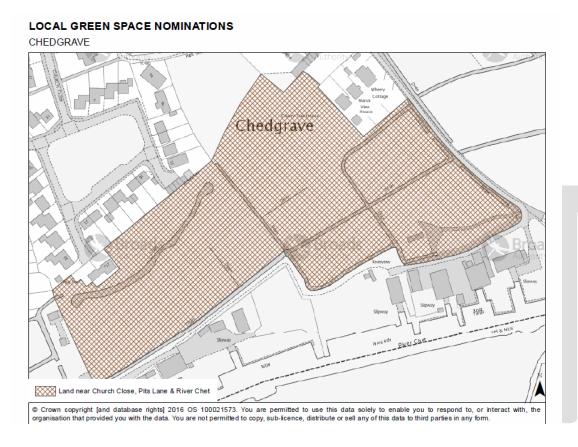


Officer Recommendation: Do not allocate as Local Green Space

Reasons: The site is not a green space but a brownfield site currently used as a car park. Whilst this use may be significant to local people, the Authority does not consider its allocation as a Local Green Space reasonable or justified. With its prominent location and brownfield nature as well as its historic significance, the Authority considers that the site could be brought into another use over the plan period

c) **Chedgrave**

a) Area of land stretching from the rear of Church Close to Pits Lane bounded by the Broads Authority Executive Area to the north; 21A Church Close to the west, Pits Lane to the east and the public/permissive footpath running behind the Chedgrave boatyards to the south. Chedgrave.



Nominated by: Andrew Milner Nomination received: 17 June 2016

Site visit: undertaken by Cally Smith and Natalie Beal on 18 July 2016. Natalie Beal 31 August 2016.

Current use: Residential garden, area where boats are stored and a large green space.

	Summary of nomination form	Assessment by Broads Authority
	It is inside the Broads Authority Executive	Noted. Outside of development
	Areas with the same status as a national	boundary.
	park and its designation as a Local Green	
	Space is consistent with the BAs main	
Will the green	purposes of conserving and enhancing	
space endure	natural beauty, wildlife and cultural heritage	
beyond 2036?	of the Broads. The area has been and	
	continues to be subject to encroachment	
	and the designation as a green space will	
	help prevent this and protect its landscape	
	character and wildlife. The site is outside	

	Summary of nomination form	Assessment by Broads Authority
	the development boundary and unless there	,
	is a significant change in the new Broads	
	Local Plan no reason to suppose there will	
	we be any permitted development.	
	Immediately adjacent and is passed by many	Noted. and agreed.
	local walkers using the public/permissive	3
	path behind the boatyards and those using	
	Pits Lane to access the popular marsh walk	
How far is the	to Chedgrave Common/Wherryman's Way.	
green space from	It is also the attractive backdrop to the	
the community it	boatyards and is fully visible from the	
serves?	Loddon bank of the Chet, where a footpath	
	popular with local people and visitors runs	
	across Loddon Marsh to the moorings and	
	picnic area at Pyes Mill.	
	The river landscape is central to the	Noted.
	character of Loddon and Chedgrave, which	
Is the green space	are located at end of a tranquil stretch of	
local in character?	the River Chet. This is what local people	
	value about living in Loddon and Chedgrave	
	and what brings visitors to the villages.	
	The area consists of two distinct areas.	Noted.
	Area A "Garden" of 21A Church Close and	
	Winter Boat Storage areas. The Winter Boat	
	Storage Area was created after marsh was	
	infilled, though this appears to have	
	encroached eastwards beyond the original	
	permitted area, - it remains semi wild. The	
	land adjacent to 21A Church Close, whilst	
	technically a "garden" has only recently all	
	become managed as domestic lawn (as	
	noted by the BA Landscape Officer). A	
	number of mature trees were also removed	
Who/why is the	resulting in all the remaining trees being	
local green space	protected by TPOs. Though this and the	
special/significant	partial filling in of the old drainage dyke in	
to the local	the "garden" has reduced its wildlife value	
community?	(though it would be quick to recover under a	
	more sensitive land management approach)	
	it is important to the local landscape. The	
	BA Landscape Officer's report	
	(BA/2015/0123/FUL) noted the area	
	provides" an important landscape buffer between the housing (of Church Close) and	
	boat yard development. In views from the	
	river towards the south facing slope the	
	mature trees provide an important	
	backdrop which helps to integrate the	
	riverside building into the landscape." They	
	also link to the Chedgrave Conservation area	
	also lilik to the cheugiave conservation area	L

Summary of nomination form	Assessment by Broads Authority
and contribute to a backdrop of trees seen	
from the north.	
Area B Marsh and Carr. The remaining area	
stretching to Pits Lane is densely vegetated	
carr, scrub and marsh bisected by drains and	
though encroached upon behind some	
boatyards is for the most part difficult to	
access and is a reservoir of wildlife,	
including water vole, grass snakes, bats and	
many bird/insect species. This reservoir	
provides a haven for wildlife and for it to	
spread throughout Chedgrave. It is	
important to maintain this reservoir and	
provide corridors for it to spread outwards.	
Both areas are relatively tranquil being	
some distance from public roads.	







Officer Recommendation: Allocate as Local Green Space as per proposed amendments to the area. Reasons: In general, the area seems a reasonable proposal for Local Green Space. However it is proposed to remove the garden area from the site as well as part of the boat storage area. See following map.

There were many representations received in relation to this nomination and draft allocation in the Preferred Options Local Plan. Only one representation supported it but many objected. Below are reasons that were given for objecting to the draft allocation. For the detailed comments, please see the consultation response document. Objections came from the landowners themselves, the Parish Council as well as people who live nearby and are customers to the businesses.

- Why does it need to be a green space? What would it achieve were already a national park with all that implies how would green space status change anything? Does not agree with reasons stated for the nomination and draft allocation.
- As a self-employed Boat Builder this policy would have an effect on my business.
- Would have a serious detrimental effect on Greenway Marine and could cause the business much harm. One would assume that the land in question is totally unsuitable for building on as it is just marshland with a high water table.
- Feels that a blanket ban on any future planning applications for uses of this part of his land will have a negative impact on any future aspirations Mr Greenway may have in diversifying his business for the future.
- Disruption of any business for this purpose will have a detrimental effect on 'The Broads' and local villages and amenities.

- The area owned by Pacific Cruisers is essential to the operation of their business, having been used for over 20 years for boat storage and hire boat customer car parking for which there is insufficient space in the boatyard premises fronting the River Chet on the other side of Pitts Lane.
- We all run hire cruisers which is an important part of local employment and economy of the
 village most of the yards running in the sixties here have been storing boats and parking cars this
 is part and parcel of boatyards and storing boat related equipment for years. Without this land
 you cannot operate a boatyard.
- These proposals are likely to jeopardise his future in the business and instead of putting this at risk we should all be seeking ways to encourage him and future generations to retain our heritage.
- Local boatyards will be severely impacted.
- This land could never be developed as the high voltage electricity cable 33,000 volts) is buried down the middle of the strip of land, running parallel to the river, and a wayleave given to the electricity company by Greenway Marine Ltd states that access must be given for repairs. If a fault occurs at any time the land would have to be torn up regardless of being local green space or a haven for wildlife, destroying any small trees and bushes, meaning this land does not fit the criteria to be green open space. The land is surrounded by drainage ditches, approximately every five years we have to allow access for the drainage board to clear and maintain them. The land does not fit the criteria of a haven for wildlife, or land as a benefit to the community as due to the small narrow size of the plot means the destruction is total. The subject of liability is of concern. If this were to go ahead I would have to inform my insurance company and I am sure the premium would increase as the insurer would perceive increased risk. Likewise we will be paying business rates on land we will never be able to use. I am against the proposal as the definition of green open space is vague with no clear reference as to access and liability. If the local public were asked what should be done with the land I am absolutely certain the vast majority would vote to allow boat storage on the nominated land thereby protecting and encouraging a local business for the future
- Not only could such an allocation adversely affect the viability of the boatyard of which this land is part, but the area offers no apparent special significance to the local community.
- We query whether the land in question is really suitable for this type of treatment? It is marshland intersected with drainage dykes and with rough vegetation. It is all in private ownership and in essence no different from the acres of marshland found elsewhere in the Broads area. A small part of the land is used for boat storage and for occasional customer parking. There is no public access to the land and none is or will be permitted. It is not suitable for development because of the nature of the land as flood plain, the marshy nature of the land and its inaccessibility because of the drainage dykes. There appears little in the way of biodiversity particularly as much of the land has recently been cleared of vegetation to enable the drainage ditches to be maintained. Does not consider the draft allocation to meet all the tests.
- Disagrees that the draft allocation meets the necessary criteria. Land is generally protected through other policies. The proposed additional level of control is not required to protect any identified special significance of the land. Considers that notice was not given early enough.
- Quite sufficient planning requirements in place. Nomination based on inaccurate information

- Objects to the proposal of their organic smallholding as a Green Space nomination, comprising largely of our garden, as it is already a greenspace. Do much to improve the area and cooperated with periodic maintenance needs.
- Suggests it is better to allow nominations from groups of more than one person or community
 groups rather than individuals. Should be an economic test on proposals. The area of the
 proposed LGS includes space where boats are stored, and a consequence of the allocation might
 be to undermine the viability of the boatyards there. South Norfolk Council therefore objects
 strongly to the proposed LGS allocation at Chedgrave
- area often subject to IDB maintenance which damages trees and plants, there is a cable running along the area, part of the area is a garden and other parts of the nomination could affect the running of businesses.
- Changing the status of the land will not only seriously damage the income generated by the boat yard business owners, but also the local shops, pubs and cafes in both Chedgrave and the neighbouring village of Loddon which are supported by their customers.
- Already protected as outside of development boundary. Could threaten the existence of boatyards in the area. Does not think there will be any benefit to the community by allocating this land as Local Green Space.
- Disagrees with assessment and reasons the site was put forward for consideration.
- This area is great for wildlife and the boatyards affected are not doing anything to harm the environment as far as I am aware

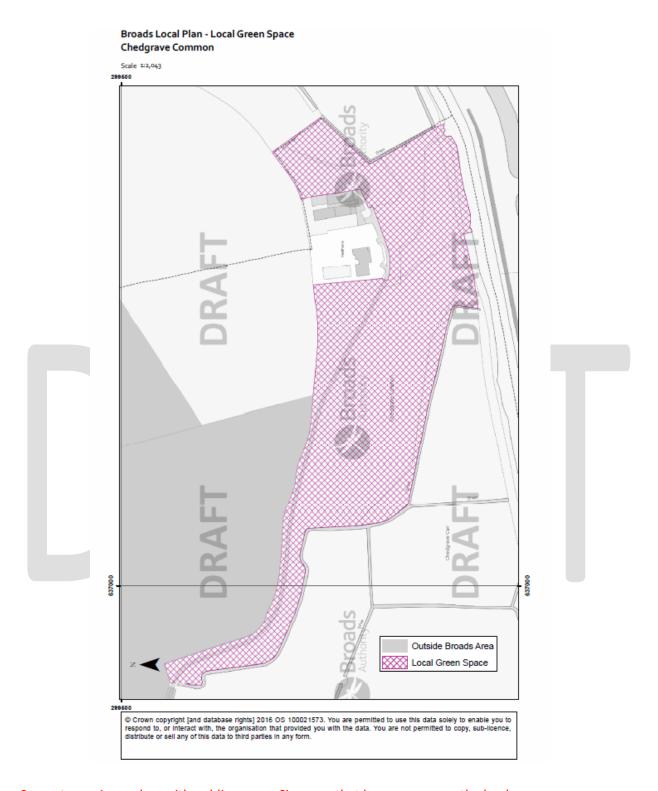
In light of the reasons given above as well as to reflect the strong feeling of most of those who responded, it is recommended to not allocate this site for Local Green Space.

b) Chedgrave Common

Nominated by: Colin Gould on behalf of Chedgrave Parish Council

Nomination received: 7 February 2017

Site visit: undertaken by Cally Smith and Natalie Beal on 3 May 2017 with Colin Gould.



Current use: A meadow with public access. Signs say that horses graze on the land.

	Summary of nomination form	Assessment by Broads Authority
Will the green space endure beyond 2036?	The Common will endure to 2036 and beyond as it is a piece of land managed by Chedgrave Parish Council under Charity no. 255453, Chedgrave Common, for the	Noted. Evidence provided by the Parish Council.
	benefit of the public and in the interests	

	Summary of nomination form	Assessment by Broads Authority
	of social welfare, with the support of Norfolk Wildlife Trust and The Broads Authority for the benefit of the community.	
How far is the green space from the community it serves?	It is on the boundary of the parish of Chedgrave, less than 1km from the centre of the village, accessible by road, the River Chet and public footpaths, including The Wherryman's Way.	Noted. There seems to be some space for parking if required. The road to the common is a very poor surface with many potholes. Note that there are two houses very close to the Common.
Is the green space local in character?	It is an acid grassland with a small pond, patches of scrub, bracken and reed beds. It is typical lowland grassland with a surrounding hedge providing habitat for numerous plant species, breeding birds and wildlife. It is adjacent to the river Chet a tributary of the river Yare and also to Hardley Floods a SSSI and RAMSAR site.	Noted.
Who/why is the local green space special/significant to the local community?	It is of historical importance and a haven for wildlife, flora, fauna and biodiversity. It is already enjoyed by the community for recreation purposes, bird spotters, walkers and fishermen. Its location adjacent to a SSSI site (Hardley Floods) is a haven for birds and consequently a destination for locals and visitors. Please find attached various documents supporting the significance of this piece of land.	Noted. The Wherryman's Way now runs through the Common.













Officer Recommendation: Allocate as Local Green Space
Reasons: The space seems important to the local community and adds to the landscape character in the area.

c) Beccles

a) Waveney Meadow, Puddingmoor, Beccles NR34 9P

Nominated by: Beccles Parish Council Nomination received: 5 August 2016 Site visit: Natalie Beal 31 August 2016

LOCAL GREEN SPACE NOMINATIONS

Beccles - Waveney Meadow



Current use: Formal play area and amenity open space.

	Summary of nomination form	Assessment by Broads Authority
Will the green	These areas have been established for	Noted. Outside of development
space endure	centuries and are all much used open	boundary.
beyond 2036?	spaces.	
How far is the green space from the community it serves?	All areas highlighted are very close to the town centre or residential housing, excluding land to the north of the river which is surrounded by the river to one side	Slightly on the periphery of town, but still accessible by many.
Is the green space	and mostly farmland to the other. The Beccles Marsh Trail, Beccles Quay, Waveney Meadow, the land surrounding the Beccles Rowing Club and the land on the	Noted and agreed,
local in character?	Norfolk side of the river all have local character as they are marsh land, left from when the river retreated many hundreds of	

	Summary of nomination form	Assessment by Broads Authority
	years ago and form the floor of the	
	Waveney Valley.	
	The Beccles Marsh Trail, Beccles Quay,	Noted. Observed people having a
	Waveney Meadow, the land surrounding	picnic by the river.
	the Beccles Rowing Club and the land on the	
Who/why is the	Norfolk side of the river all have local	
local green space	character as they are marsh land, left from	
special/significant	when the river retreated many hundreds of	
to the local	years ago and form the floor of the	
community?	Waveney Valley. Beccles Quay and Waveney	
	Meadow both have children's play areas	
	and grassed areas for residents to sit and	
	enjoy.	





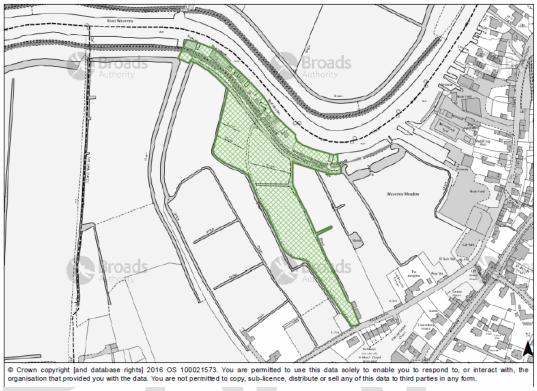
Officer Recommendation: Allocate as Local Green Space
Reasons: Important to the community and well used. Meets all the requirements of being a Local Green Space.

b) Land surrounding Beccles Rowing Club, Off Puddingmoor, Beccles

Nominated by: Beccles Parish Council Nomination received: 5 August 2016 Site visit: Natalie Beal 31 August 2016

LOCAL GREEN SPACE NOMINATIONS

Beccles - Land surrounding Beccles rowing club



Current use: Access to rowing club and amenity open space of biodiversity value.

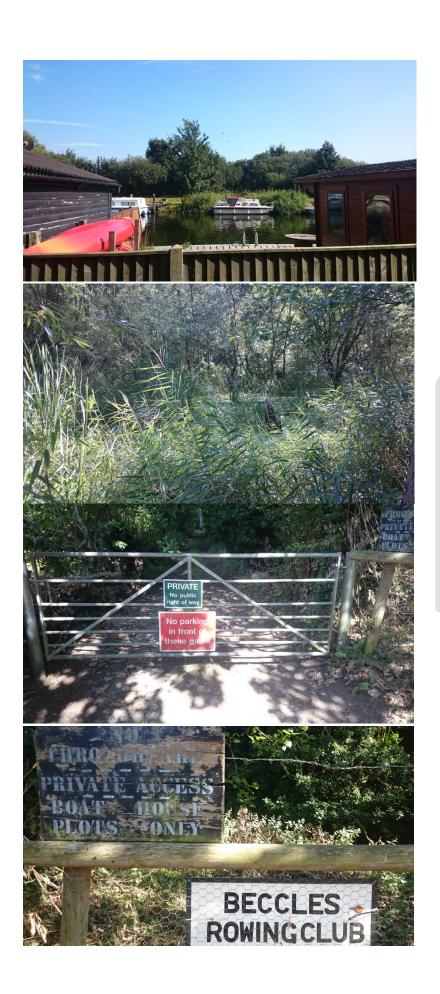
	Summary of nomination form	Assessment by Broads Authority
Will the green space endure beyond 2036?	These areas have been established for centuries and are all much used open spaces.	Noted. Outside of development boundary. Note that this is an access to the rowing club and mooring plots.
How far is the green space from the community it serves?	All areas highlighted are very close to the town centre or residential housing, excluding land to the north of the river which is surrounded by the river to one side and mostly farmland to the other.	Slightly on the periphery of town, but still accessible by many.
Is the green space local in character?	The Beccles Marsh Trail, Beccles Quay, Waveney Meadow, the land surrounding the Beccles Rowing Club and the land on the Norfolk side of the river all have local character as they are marsh land, left from when the river retreated many hundreds of years ago and form the floor of the Waveney Valley.	Noted.
Who/why is the	The Beccles Marsh Trail, Beccles Quay,	Noted.

	Summary of nomination form	Assessment by Broads Authority
local green space	Waveney Meadow, the land surrounding	
special/significant	the Beccles Rowing Club and the land on the	
to the local	Norfolk side of the river all have historic	
community?	significance as described above.	
	The land surrounding Beccles Rowing Club is lovely to walk around, and is rich in wetland wildlife.	



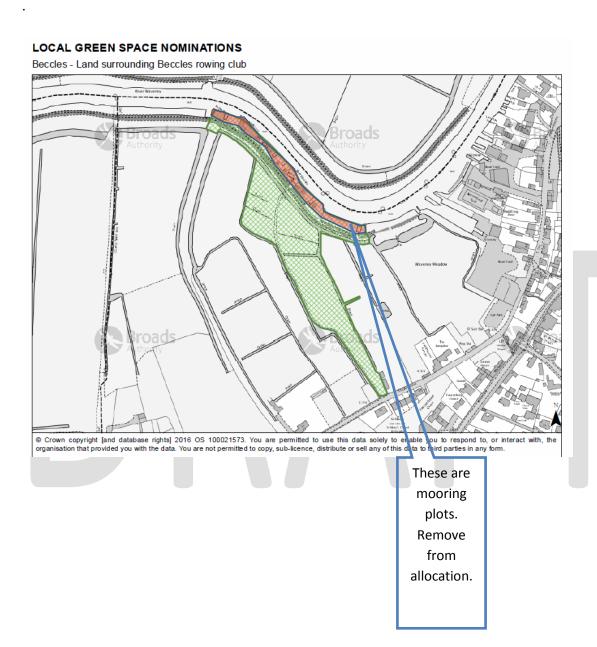






Officer Recommendation: Amend allocation to remove mooring plots. Other policies relate to development on these plots. Allocate as Local Green space as per map below.

Reasons: Area is tranquil in nature with marsh/wet woodland which is important for biodiversity.



c) St Mary's Paddock, Off Bungay Road/Puddingmoor, Beccles

Nominated by: Beccles Parish Council Nomination received: 5 August 2016 Site visit: Natalie Beal 31 August 2016

Current use: Amenity open space with biodiversity value.

	Summary of nomination form	Assessment by Broads Authority
Will the green	These areas have been established for	
space endure	centuries and are all much used open	
beyond 2036?	spaces.	
How far is the	All areas highlighted are very close to the	
green space from	town centre or residential housing,	
the community it	excluding land to the north of the river	
serves?	which is surrounded by the river to one side	
JCI VC3:	and mostly farmland to the other.	
	The Beccles Marsh Trail, Beccles Quay,	
	Waveney Meadow, the land surrounding	Not allocated as not in the
	the Beccles Rowing Club and the land on the	Broads Authority Executive Area.
Is the green space	Norfolk side of the river all have local	
local in character?	character as they are marsh land, left from	
	when the river retreated many hundreds of	
	years ago and form the floor of the	
	Waveney Valley.	
Who/why is the	St Mary's Paddock is a peaceful recreational	
local green space	area with seating.	
special/significant		
to the local		
community?		

Not allocated as not in the Broads Authority Executive Area.

Advised to liaise with Waveney District Council.

d) The Dell, Off Bungay Road/Ringsfield Road, Beccles

Nominated by: Beccles Parish Council Nomination received: 5 August 2016 Site visit: Natalie Beal 31 August 2016

	Summary of nomination form	Assessment by Broads Authority
Will the green	These areas have been established for	
space endure	centuries and are all much used open	
beyond 2036?	spaces.	
How far is the	All areas highlighted are very close to the	
	town centre or residential housing,	
green space from	excluding land to the north of the river	
the community it serves?	which is surrounded by the river to one side	
serves:	and mostly farmland to the other.	
Is the green space local in character?	The Beccles Marsh Trail, Beccles Quay, Waveney Meadow, the land surrounding the Beccles Rowing Club and the land on the Norfolk side of the river all have local character as they are marsh land, left from when the river retreated many hundreds of years ago and form the floor of the Waveney Valley.	Not allocated as not in the Broads Authority Executive Area.
Who/why is the	A Public Footpath winds through the Dell	
local green space	and is popular with walkers and is a peaceful	
special/significant	woodland area.	
to the local		
community?		

Not allocated as not in the Broads Authority Executive Area.

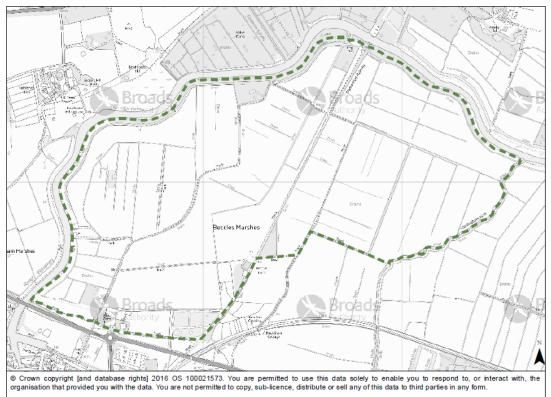
Advised to liaise with Waveney District Council.

e) Beccles Marsh Trail, off Norwich Road (A146), Beccles

Nominated by: Beccles Parish Council Nomination received: 5 August 2016 Site visit: Natalie Beal 31 August 2016

LOCAL GREEN SPACE NOMINATIONS

Beccles - Beccles Marsh Trail



Current use: A walk around the marshes and by the river.

	Summary of nomination form	Assessment by Broads Authority
Will the green	These areas have been established for	Noted. Outside of the
space endure	centuries and are all much used open	development boundary.
beyond 2036?	spaces.	
How far is the	All areas highlighted are very close to the	This is on the edge of town, but
green space from	town centre or residential housing,	can be accessed by car and foot.
the community it	excluding land to the north of the river	
serves?	which is surrounded by the river to one side	
serves?	and mostly farmland to the other.	
	The Beccles Marsh Trail, Beccles Quay,	Noted.
	Waveney Meadow, the land surrounding	
	the Beccles Rowing Club and the land on the	
Is the green space	Norfolk side of the river all have local	
local in character?	character as they are marsh land, left from	
	when the river retreated many hundreds of	
	years ago and form the floor of the	
	Waveney Valley.	
Who/why is the	The Beccles Marsh Trail, Beccles Quay,	Noted.

	Summary of nomination form	Assessment by Broads Authority
local green space	Waveney Meadow, the land surrounding	
special/significant	the Beccles Rowing Club and the land on the	
to the local	Norfolk side of the river all have historic	
community?	significance as described above. Beccles	
	Marsh Trail is also popular with walkers and	
	is rich in wet land wildlife.	





Beccles Society said that the Beccles Marsh Trail off Norwich Road (A146), Beccles is not a definitive footpath and hence its protection is not that secure. The Broads Authority's response is that one section is a definitive footpath, the rest of the paths are permissive and the landowner is Beccles Town Council/Trust. The Authority considers that as the paths have been managed in this way for decades and there is no indication that they intend to restrict access, we do not see the need at the moment to allocate as Local Green Space.

Officer Recommendation: Do not allocate as Local Green Space.

Reasons: According to maps, the route is a footpath so is protected in planning already.

f) Beccles Quay, The Quay, Beccles NR34 9BH

Nominated by: Beccles Parish Council Nomination received: 5 August 2016 Site visit: Natalie Beal 31 August 2016

Current use: Formal play area and open space.

	Summary of nomination form	Assessment by Broads Authority
Will the green	These areas have been established for	Noted. Assessed by Waveney
space endure	centuries and are all much used open	District Council in their Open
beyond 2036?	spaces.	Space Needs Assessment.
How far is the green space from the community it serves?	All areas highlighted are very close to the town centre or residential housing, excluding land to the north of the river which is surrounded by the river to one side and mostly farmland to the other.	On the edge of town but accessible to many.
Is the green space local in character?	The Beccles Marsh Trail, Beccles Quay, Waveney Meadow, the land surrounding the Beccles Rowing Club and the land on the Norfolk side of the river all have local character as they are marsh land, left from when the river retreated many hundreds of years ago and form the floor of the Waveney Valley.	Noted.
Who/why is the local green space special/significant to the local community?	The Beccles Marsh Trail, Beccles Quay, Waveney Meadow, the land surrounding the Beccles Rowing Club and the land on the Norfolk side of the river all have historic significance as described above. Beccles Quay and Waveney Meadow both have children's play areas and grassed areas for residents to sit and enjoy.	Noted.

Officer Recommendation: Do not allocate as Local Green Space

Reasons: Assessed as an area of Open Space by Waveney District Council and will be protected as Open Space by the Local Plan under that policy.

g) Area abutting the river on the Norfolk side of the River bank spanning the Beccles Boundary to the North and South

Nominated by: Beccles Parish Council Nomination received: 5 August 2016 Site visit: Natalie Beal 31 August 2016

LOCAL GREEN SPACE NOMINATIONS

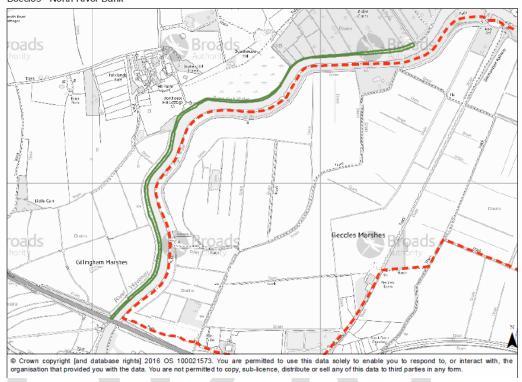
Beccles - Northern River Bank



© Crown copyright [and database rights] 2016 OS 100021573. You are permitted to use this data solely to enable you to respond to, or interact with, th organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

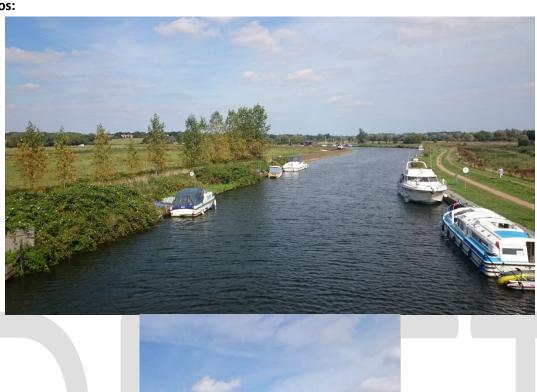
LOCAL GREEN SPACE NOMINATIONS

Beccles - North River Bank



Current use: River bank and path. A footpath.

	Summary of nomination form	Assessment by Broads Authority
Will the green	These areas have been established for	Noted. Outside of development
space endure	centuries and are all much used open	boundary.
beyond 2036?	spaces.	
How far is the	All areas highlighted are very close to the	On the edge of town, but can be
	town centre or residential housing,	accessed by many.
green space from	excluding land to the north of the river	
the community it	which is surrounded by the river to one side	
serves?	and mostly farmland to the other.	
	The Beccles Marsh Trail, Beccles Quay,	Noted.
	Waveney Meadow, the land surrounding	
	the Beccles Rowing Club and the land on the	
Is the green space	Norfolk side of the river all have local	
local in character?	character as they are marsh land, left from	
	when the river retreated many hundreds of	
	years ago and form the floor of the	
	Waveney Valley.	
Who/why is the	The Beccles Marsh Trail, Beccles Quay,	Noted.
local green space	Waveney Meadow, the land surrounding	
special/significant	the Beccles Rowing Club and the land on the	
to the local	Norfolk side of the river all have historic	
community?	significance as described above.	





Officer Recommendation: Do not allocate as Local Green Space.

Reasons: According to maps, the route is a footpath so is protected in planning already.

h) Green Space off Lowestoft Road, Beccles (opposite Beccles Primary academy)

Nominated by: Beccles Parish Council Nomination received: 5 August 2016 Site visit: Natalie Beal 31 August 2016

	Summary of nomination form	Assessment by Broads Authority
Will the green	These areas have been established for	
space endure	centuries and are all much used open	
beyond 2036?	spaces.	
How far is the green space from the community it serves?	All areas highlighted are very close to the town centre or residential housing, excluding land to the north of the river which is surrounded by the river to one side and mostly farmland to the other.	
Is the green space local in character?	The Beccles Marsh Trail, Beccles Quay, Waveney Meadow, the land surrounding the Beccles Rowing Club and the land on the Norfolk side of the river all have local character as they are marsh land, left from when the river retreated many hundreds of years ago and form the floor of the Waveney Valley.	Not allocated as not in the Broads Authority Executive Area.
Who/why is the	The green space off Lowestoft Road is used	
local green space	by walkers and again is rich in wildlife.	
special/significant		
to the local		
community?		

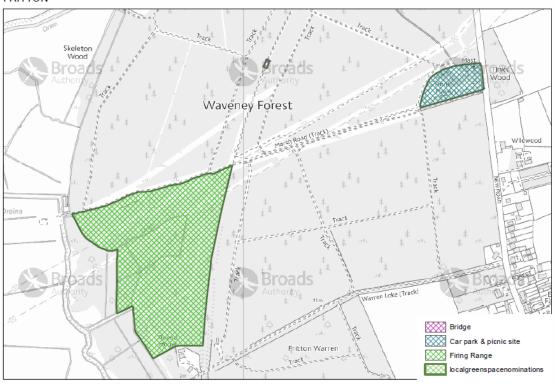
Not allocated as not in the Broads Authority Executive Area.

Advised to liaise with Waveney District Council.

d) Fritton

LOCAL GREEN SPACE NOMINATIONS

FRITTON



© Crown copyright [and database rights] 2016 OS 100021573. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provide you with the data. You are not permitted to cook, sub-licence, distribute or sell any of this data to third parties in any form. © Groundsure, Based on Ordnance Survey mapping

a) Firing Range within Waveney Forest TG457/005, next to Fritton near Gt. Yarmouth.

Nominated by: Richard Warner Nomination received: 24 July 2016

Site visit: Natalie Beal 31 August 2016 although could not find the firing range despite asking locals

so actual site not visited although general area has been visited.

Current use: Former WW1 And WW2 firing range

	Summary of nomination form	Assessment by Broads Authority
Will the green	It will, if it is not dug up!	Site is on the Local List ¹ . Space is
space endure		outside of development
beyond 2036?		boundary.
How far is the	1.25km	Noted.
green space from		
the community it		
serves?		
Is the green space	It is a WW1 and WW2 Firing Range and fits	The local character is woodland
local in character?	in with the rest of Waveney Forest being a	and the firing range is within

¹ http://www.broads-

authority.gov.uk/ data/assets/pdf_file/0006/416859/Fritton_Waveney_Forest_Firing_Range.pdf

	Summary of nomination form	Assessment by Broads Authority
	training ground for US forces during WW2. Also fits in with Fritton Lake being a testing ground for new weapons.	woodland.
Who/why is the local green space special/significant to the local community?	Historical significance, because it was a Firing Range during WW1 and WW2 (evidenced by duly date stamped cartridge cases found adjacent the firing points). The area of Waveney Forest was used for military training and has the remains of several gun emplacements (mostly in case of invasion). There are 18 underground chambers in the forest – probably of Secret Army origin , but this is not certain. The local children play around the 'butts' of the Firing Range'. Finally, being in the middle of the only forest in this area, it has tranquillity in bucket fulls!	Noted.

Photos: None taken as not able to find the site. Please see photos included within the Local List assessment.

Officer Recommendation: Do not allocate as Local Green Space

Reasons: The space is removed from the community it serves. Fundamentally however, the space is on the Local List and is therefore given protection through the local plan policies already.

b) Fritton Woods Car Park and Picnic Site

Nominated by: Fritton with St Olaves Parish Council

Nomination received: By hand, July/August Site visit: Natalie Beal 31 August 2016

Current use: Car park and picnic site.

	Summary of nomination form	Assessment by Broads Authority
Will the green	Yes because it has existed since WW2 and	
space endure	earlier.	
beyond 2036?		
How far is the	It is amongst the community it serves.	
green space from		
the community it		
serves?		
	Very much so and in addition facilitates	
	visitors from the woods from neighbouring	
	areas. It is really necessary to safely park the	
Is the green space	abundance of visiting traffic and prevent	
local in character?	blockage to new roads which has been very	
	restricted when the car park has been	
	closed by the owners. It facilities visitors to	
	the woods and Broads access.	
	It holds great significance to the local	
	community because traditionally it has been	Not allocated as not in the
	an easy access to the woodland, public	Broads Authority Executive Area.
	footpaths and woods and riverside points.	
	Many local people sent the council	
	statements that they had walled the area	
	for 25 years as it was proposed at the time	
1011 / 1 1 1	to have it designated as village green when	
Who/why is the	threatened by mineral developers. The	
local green space	owners have now locked the car park area	
special/significant	and locals are preparing for further mineral	
to the local	application. Wartime heritage sites and	
community?	woodland life needs protection here and	
	everyone is losing an opportunity to visit the	
	woodland walks and access to the Broads.	
	The site is on the periphery of the main BA	
	area and in the BA Executive Area and the	
	restriction in parking etc must surely affect	
	the number of people enjoying the	
	countryside and river frontage.	

Not allocated as not in the Broads Authority Executive Area.

Parish Council advised to speak to Great Yarmouth Borough Council.

c) Part of Fritton Woods near bridge

Nominated by: Christopher Nash

Nomination received: By hand – July/August.

Site visit: Natalie Beal 31 August 2016 although could not find the bridge despite asking locals so

actual site not visited although general area has been visited.

Current use: Former firing range within woodland.

	Summary of nomination form	Assessment by Broads Authority	
Will the green	Yes it has endured from Victorian times so	Noted. Space is outside of	
space endure	there is no reason why it should not remain	development boundary. Site is on	
beyond 2036?	and continue to do so.	the Local List ² .	
How far is the	Approx. 1 mile. Certainly walking distance as	Noted.	
green space from	it is visited by many.		
the community it			
serves?			
Is the green space	Yes it is a rural forested area.	Agreed.	
local in character?			
	The area contains a railway bridge	Noted.	
Who/why is the	constructed by Samuel Moreton Peto in the		
local green space	1840s for the Great Eastern Railway. It is		
-	historic because it was one of the early uses		
special/significant to the local of reinforced concrete. It is tranquil by			
community?	it can only be reached on foot – no cars.		
Community	Wildlife is prolific as there are no hunting or		
	shooting rights.		

Photos: None taken as not able to find the site. Please see photos included within the Local List assessment.

Officer Recommendation: Do not allocate as Local Green Space

Reasons: The space is removed from the community it serves. Fundamentally however, the space is on the Local List and is therefore given protection through the local plan policies already.

authority.gov.uk/__data/assets/pdf_file/0007/416860/Fritton_Waveney_Forest_Railway_Bridge.pdf

² http://www.broads-

e) Geldeston

LOCAL GREEN SPACE NOMINATIONS

GELDESTON



a) The Stone Pit, Station Road, Geldeston NR34 0HS

Nominated by: Geldeston Parish Council **Nomination received:** 10 August 2016

Site visit:

Current use: The Stone Pit is a small, largely undisturbed wet woodland.

	Summary of nomination form	Assessment by Broads Authority
Will the green	The Stone Pit is owned by the Parish	Noted. Sites are outside of the
space endure	Council.	development boundary.
beyond 2036?		
How far is the	They are within our village boundary. There	Agreed.
green space from	is a scattering of houses very nearby.	
the community it		
serves?		
	The Stone Pit is a small, largely undisturbed	Description agreed from site visit
Is the green space	wet woodland. Warblers, tawny owls,	(although wildlife not necessarily
local in character?	woodpeckers and woodcock have been	seen).
	noted there.	
Who/why is the	The Stone Pit is largely undisturbed wet	Noted.

	Summary of nomination form	Assessment by Broads Authority
local green space	woodland and provides a home for wildlife.	
special/significant	As the two areas are close to each other	
to the local	they will form part of an important wildlife	
community?	corridor in due course.	

Photos:



Officer Recommendation: Allocate as Local Green Space

Reasons: The space is near to the 'playing field' site so could provide linked biodiversity benefits. Whilst it cannot be accessed, it seems important to the community in its current form.

b) The playing field, Station Road, Geldeston NR34 0HS

Nominated by: Geldeston Parish Council Nomination received: 10 August 2016 Site visit: Natalie Beal 31 August 2016

Current use: Referred to as a playing field but is amenity open space with biodiversity value.

	Summary of nomination form	Assessment by Broads Authority	
Will the green space endure beyond 2036?	The playing field is owned by Geldeston Poors Allotment Trust and is rented from the Trust by the Parish Council on a 21 year lease, renewed in about 2006. This is due to expire around 2027. Given that the PC has developed the land into a publicly accessible multifunction green space (the GREEN project) since 2010, it's highly likely that the lease will be renewed.	Parish Council's assessment seems reasonable. Sites are outside of the development boundary.	
How far is the green space from the community it serves?	They are within our village boundary. There is a scattering of houses very nearby.	Agreed.	
Is the green space local in character?	The playing field now has significant value as a multifunction green space and is also suitable for dog walkers. As the trees and hedges develop it will be an increasingly important habitat for wildlife. The playing field was used for football etc by local people prior to the development of the GREEN project which was considered better to serve the needs of local people. At the inception of the GREEN project in 2010, it was a bare field largely inhabited by rabbits. Using grant money (c £10K) provided by the Broads Authority SDF and WREN, a fence was installed to deter rabbits. A small orchard was planted and a space created for allotments. Hedges were renewed with native trees and new hedges planted (approx 1000 plants in all). A short video presentation was created to mark the work in 2012. The area has an open space for other recreational purposes if required in future. Currently the grass is allowed to grow long before annual cutting to benefit wildlife.	Agreed. See photos taken from site visit.	
Who/why is the	The playing field now has significant value as	Parish Council's assessment	

	Summary of nomination form	Assessment by Broads Authority
local green space	a multifunction green space and is also	seems reasonable
special/significant	suitable for dog walkers. As the trees and	
to the local	hedges develop it will be an increasingly	
community?	important habitat for wildlife. The Stone Pit	
	is largely undisturbed wet woodland and	
	provides a home for wildlife. As the two	
	areas are close to each other they will form	
	part of an important wildlife corridor in due	
	course.	

Photos:





Officer Recommendation: Allocate as Local Green Space

Reasons: The space is clearly important to the Local Community who have planned and continue to care for the site.

f) <u>Summary</u>

Nomination.	Decision	Reason	
Bridge Green, Potter Heigham	Allocate as Local Green Space	The green space complements the medieval bridge and riverside location well. It	
		is a fairly unique area in the Broads and allows appreciation and use of the river.	
		It is very significant to the community and visitors.	
Former Bridge Inn, Potter	Do not allocate as Local Green	The site is not a green space but a brownfield site currently used as a car park.	
Heigham	Space.	Whilst this use may be significant to local people, the Authority does not consider	
		its allocation as a Local Green Space reasonable or justified. With its prominent	
		location and brownfield nature as well as its historic significance, the Authority	
		considers that the site could be brought into another use over the plan period	
Area of land stretching from	Allocate as Local Green Space	In general, the area seems a reasonable proposal for Local Green Space. However	
the rear of Church Close to Pits,	(but amend area of allocation)	it is proposed to remove the garden area from the site as well as part of the boat	
Chedgrave	Do not allocate as Local Green	storage area. See following map.	
	Space.	Many objections received with varied reasons for not allocating the space.	
Chedgrave Common	Allocate as Local Green Space	The space seems important to the local community and adds to the landscape	
		character in the area.	
Waveney Meadow,	Allocate as Local Green Space	Important to the community and well used. Meets all the requirements of being a	
Puddingmoor, Beccles		Local Green Space.	
Land surrounding Beccles	Allocate as Local Green Space	Area is tranquil in nature with marsh/wet woodland which is important for	
Rowing Club, Off Puddingmoor,	(but amend area of allocation)	biodiversity.	
beccles			
St Mary's Paddock, Off Bungay	St Mary's Paddock, Off Bungay Not in the Broads Authority Executive Area.		
Road/Puddingmoor, Beccles	Road/Puddingmoor, Beccles		
The Dell, Off Bungay	Not in the Broads Authority Exec	oads Authority Executive Area.	
Road/Ringsfield Road, Beccles	oad/Ringsfield Road, Beccles		
Beccles Marsh Trail, off	Do not allocate as Local Green	allocate as Local Green According to maps, the route is a footpath so is protected in planning already.	
Norwich Road (A146), Beccles	es Space.		
Beccles Quay, The Quay,	Not allocated as Local Green Spa	Space but allocated as Open Space.	
Beccles			
Area abutting the river on the	Do not allocate as Local Green	According to maps, the route is a footpath so is protected in planning already.	

Nomination.	Decision	Reason
Norfolk side of the River bank	Space.	
spanning the Beccles Boundary		
to the North and South		
Green Space off Lowestoft	Not in the Broads Authority Exec	utive Area.
Road, Beccles (opposite Beccles		
Primary academy)		
Firing Range within Waveney	Do not allocate as Local Green	Already protected as on the Local List.
Forest TG457/005 , next to	Space.	
Fritton		
Fritton Woods Car Park and	Not in the Broads Authority Exec	utive Area.
Picnic Site		
Part of Fritton Woods near	Do not allocate as Local Green	Already protected as on the Local List.
bridge	Space.	
The Stone Pit, Station Road,	Allocate as Local Green Space	The space is near to the 'playing field' site so could provide linked biodiversity
Geldeston	(but amend area of allocation)	benefits. Whilst it cannot be accessed, it seems important to the community in its
		current form.
The playing field, Station Road,	Allocate as Local Green Space	The space is clearly important to the Local Community who have planned and
Geldeston	(but amend area of allocation)	continue to care for the site.

Appendix A

Local Green Space – Nominations for Suitable Areas

Are there any green spaces in your parish that are important to your community?

If so, please fill out this form with details of your nomination of areas to be designated as Local Green Space.

Please email the completed form, maps and photos to: PlanningPolicy@broads-authority.gov.uk and title your email 'Local Green Space Nomination'.

title your email 'Local Gree	n Space Nomination'.		
Your name:	Your email a	ddress:	
Your phone number:	Your address	s:	
	What is the address of the	proposed local green space?	Т
	Have you included a map?		Yes
Your map should show the		e (draw a line around it in a highl	ighter
		t the Broads Authority to find th	
■		raphs of the proposed local gree	-
	Yes No		•
Please answer these questi	ons:		
1: Will the green s	pace endure to 2036 and bey	yond? Why do you think this?	
2: How far is the g	reen space from the commu	nity it serves?	

4: Is the green space local in character? Why do you think this?		

3: Why/how is this green space special/how is it significant to the local community? For example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.



Please note that:

- Your nomination will be assessed by a panel of Officers from the Broads Authority as well as
 relevant District Council. Some sites will be taken forward to the Preferred Options for
 consultation and some will not. We will make our reasons known and aim for the process to be
 as transparent as possible.
- We cannot guarantee that your nomination will be allocated as a Local Green Space as the nomination might not be suitable.
- Your nomination will be made public.

You can find more information on Local Green Space here:

- The Government's National Planning Policy Guidance:
 http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/
- Open Spaces Society Information Sheet: http://www.oss.org.uk/wp-content/uploads/2014/03/C20-Local-Green-Space-Designation.pdf
- Get the green space you want: How the Government can help:
 https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/5907/220363

 7.pdf



Strategic Flood Risk Assessment Position Statement Produced by the Broads Authority and the Environment Agency May 2017

Introduction

The NPPF says 'Local Plans should be supported by a Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards'.

The NPPG defines a Strategic Flood Risk Assessment (SFRA) as 'a study carried out by one or more local planning authorities to assess the risk to an area from flooding from all sources, now and in the future, taking account of the impacts of climate change, and to assess the impact that land use changes and development in the area will have on flood risk'.

The NPPG goes on to say that Local Planning Authorities should use the SFRA to:

- 'determine the variations in risk from all sources of flooding across their areas, and also the risks to and from surrounding areas in the same flood catchment;
- inform the sustainability appraisal of the Local Plan, so that flood risk is fully taken into account when considering allocation options and in the preparation of plan policies, including policies for flood risk management to ensure that flood risk is not increased;
- apply the Sequential Test and, where necessary, the Exception Test when determining land use allocations;
- identify the requirements for site-specific flood risk assessments in particular locations, including those at risk from sources other than river and sea flooding;
- determine the acceptability of flood risk in relation to emergency planning capability;
- consider opportunities to reduce flood risk to existing communities and developments through better management of surface water, provision for conveyance and of storage for flood water'.

The SFRA provides more detail than the Environment Agency Flood Map for Planning. For example, the current Broads SFRA modelled overtopping of the flood defences so it shows actual flood risk, based on data available at the time of assessment, whereas the defined flood zones don't take account of any defences. The current Broads SFRA also includes the effects of a breach in terms of likely hazard at a predetermined coastal location, shows areas of Functional Floodplain (flood zone 3b), and indicates how climate change is likely to lead to an increase flood risk.

NB/SAB/rptpc260517/Page 1 of 4/120517

SFRAs are very important when preparing a Local Plan as well as when determining Planning Applications.

This Position Paper seeks to explain the SFRA situation as it relates to the Broads Authority Executive Area and the production of the Broads Local Plan.

Strategic Flood Risk Assessment 2017 update

The current SFRA that covers the Broads Authority Executive Area was produced in 2007/8 as part of a joint study also involving Broadland, Norwich, North Norfolk and South Norfolk. Due to its age, it does not include the most recent flood modelling data or climate change allowances. Furthermore, the 'BESL area' (as discussed later) was not assessed as part of this 2008 work (as defence work was being undertaken). As such, the Local Planning Authorities in Norfolk (exsept Breckland Council who had already completed their SFRA) decided to work together to produce an updated SFRA for most of Norfolk. The SFRA should be completed for this entire area by October 2017.

With regards to Waveney District Council, they were also producing a SFRA for their entire district (including that which is the Broads) at the time of writing with reporting on a similar time scale to the Norfolk SFRA.

The 'BESL' model

When compiling the Project Brief for the Norfolk SFRA and assessing the status of the flood risk models which the consultant would need to use to produce the SFRA, it became obvious that there was an issue with a model that covered a large area of Norfolk, centred mainly on the Broads.

The model in question is the 'Broads BESL model'. BESL stands for Broadland Environment Services Limited. This organisation was commissioned by the Environment Agency to deliver the Broadland Flood Alleviation Project which is a 20-year programme of flood defence improvement and maintenance works in the Norfolk and Suffolk Broads¹.

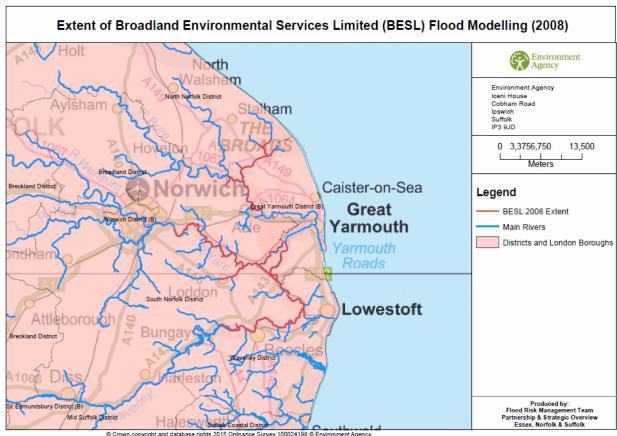
At the time of writing, the model is not owned by the Environment Agency, so is not freely available to use. It also requires further work to enable it to inform an SFRA.

The area that is covered by the BESL model is shown in red on the following map. It can be seen that a large area of the central part of the Broads is covered by this model and therefore will not be assessed as part of the current SFRA updates (both the Norfolk SFRA and the Waveney SFRA).

٠

NB/SAB/rptpc260517/Page 2 of 4/120517

¹ http://bfap.org.uk/



© Crown copyright and database rights 2015 Ordnance Survey 100024188 © Environment Agency
Contact Us: National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY. Tel: 03708 506 506 (Mon-Fri 8-6). Email: enquiries@environment-agency.gov.uk

The agreed way forward

The following way forward has been agreed with the Environment Agency.

The Environment Agency intends to obtain the BESL model and have it updated by around June 2019. They will run the model to effectively produce an equivalent to the SFRA level 1 information that is being produced as part of the current ongoing SFRA updates for Norfolk and Waveney.

The current SFRA updates for Norfolk and Waveney will provide SFRA level 1 information for the parts of the Broads not covered by the BESL model.

By September 2017, some of the Broads Authority Executive Area will be assessed with flood risk data for zones 1, 2, 3a, 3b plus climate change being produced. The rest of the area (that covered by the BESL model) will be assessed with the same flood zone information by around June 2019.

Summary and Conclusions

SFRAs are very important for the production of Local Plans. Work is currently underway to provide up to date SFRAs for most of Norfolk together as well as Waveney. However a large area of the Broads will not be assessed as part of this work because the model needs to be obtained and updated by the Environment Agency and the model run to produce SFRA equivalent information by around June 2019.

NB/SAB/rptpc260517/Page 3 of 4/120517

The timing of the work means that the Broads Local Plan will go to the Publication stage of its production (at around September/October time) without a complete revised SFRA having been produced for the entire area (because the BESL model will be ready to use in an SFRA around June 2019 which could even be after Examination of the Local Plan).

The lack of an updated SFRA for much of the Broads will not hold back or affect the Local Plan for the Broads for the following reasons:

- A suitable and pragmatic way forward has been agreed with the Environment Agency.
- More fundamentally, the majority of the Broads is at risk of flooding and so flood risk is a usual constraint which development in the Broads is required to address at the application stage through a site specific Flood Risk Assessment.
- The Local Plan policies and adopted Flood Risk SPD continue to provide detail on the flood risk characteristics of the Broads and the approach required from those promoting development.
- Typically, a Level 1 SFRA helps Local Planning Authorites identify areas of differing flood risk
 across a district to inform choices about allocating growth. In the case of the Broads that is
 possibly less of an issue because the extent of flooding limits opportunities to place
 development in areas of low flood risk, meaning that a more detailed consideration will always
 be required, and the levels of growth/development required are much less than for other local
 planning authorities.
- A Sequential Test for the sites allocated for development has been produced in liaison with the Environment Agency, using the Environment Agency flood risk information.





Introduction

This paper seeks to bring together comments received on the Preferred Options version of the Local Plan, in relation to flood risk. It discusses the new Flood Risk Supplementary Planning Document (2017) and includes an improved flood risk section for the Publication version of the Local Plan.

Comments on the Flood Risk section of the Preferred Options Local Plan

In response to the Preferred Options consultation, many comments were received on the topic of flood risk. These are included at Appendix A.

The Flood Risk Supplementary Planning Document (SPD) (2017)¹

The purpose of this SPD is to increase awareness of the nature of flood risk in the Broads area, give advice to developers and others about the Authority's approach to the issue of development and flood risk, and stress the need to maintain a high standard of design in new waterside development.

It is not the intention for the flood risk section of the Local Plan to copy verbatim the SPD, but the content of the SPD has informed the improved flood risk section of the Publication Local Plan.

Please note that on adoption of the Local Plan, it is envisaged that the SPD will need to be updated to reflect the new flood risk policies.

Conclusion

In light of comments received on the flood risk section of the Preferred Options Local Plan as well as to take into account the adoption of the new Flood Risk SPD (2017), the flood risk section of the Publication version of the Local Plan has been improved.

The new flood risk section for the Publication Local Plan has been produced in liaison with the Environment Agency and Norfolk County Council as Lead Local Flood Authority for the majority of the Broads Authority Executive Area.

NB/SAB/rptbc260517/Page 1 of 9/120517

¹ http://www.broads-authority.gov.uk/planning/planning-policies/development/current-documents/supporting-documents-and-evidence

Appendix A: Comments received at the Preferred Options consultation on the Draft Flood Risk policies.

POSP4 - Flood Risk

Broads Reed and Sedge Cutters Association

There is nothing in the Broads Local Plan to address the ongoing problems with the Broads floodplains not being able to function naturally and correctly owing to many sites having their access dykes from the main rivers blocked off. This also impedes natural water flow on and off sites resulting in stagnation and decline.

BA summary: There is nothing in the Broads Local Plan to address the ongoing problems with the Broads floodplains not being able to function naturally and correctly owing to many sites having their access dykes from the main rivers blocked off.

BA comment: The control of water level and flows on individual floodplain fen sites is a matter for landowners and site managers. This occurs in liaison with Natural England if these sites are protected by natural conservation designations sites or are in receipt of agri-environment payments that prescribe management of fen. This routine management does not require planning permission. Where new or modified water control structures require planning permission the Local Plan already specifies that the Flood Risk Assessment 'It would not negatively impact on water quality of surface water and ground water'.

Knight, J (BA Navigation Committee Member)

There is some question as to whether floating holiday accommodation is considered to be a water compatible use. Common sense dictates that it must be, as it is no different to a boat. Floating lodges or camping pods would for example be a popular extension to the Broads Tourism offering especially with anglers - but have been resisted on the basis that they do not comply with the NPPG definition of 'water compatible'. Arguably, however, they could be considered to fall under the heading of 'docks, marinas and wharves' and consideration should be given to encouraging this form of development.

BA summary: Comments regarding floating holiday accommodation and floating angling platforms and flood risk compatibility.

BA comment: Noted. It is not clear if this is a proposal for something for the local plan to consider, or general thoughts on the matter. We will get in touch with Mr Knight to understand more.

PODM4 - Flood Risk

Waveney District Council

The Council supports the policy but questions whether it ought to apply to all areas with at least a 1 in 1000 year risk of flooding. The Environment Agency's flood zones only show the extent of flood risk today. Flood risk identified in a Strategic Flood Risk Assessment to support a Local Plan should consider the future risk of flood risk over the lifetime of a development taking into account climate change. The extent of areas of flood risk once climate change has been modelled can vary significantly from the Environment Agency's flood zones. Waveney District Council has commissioned a Strategic Flood Risk Assessment which will cover the River Waveney. It is expected that this work will be complete in Summer 2017.

BA summary: The Council supports the policy but questions whether it ought to apply to all areas with at least a 1 in 1000 year risk of flooding.

BA comment: The policy includes requirements for development within "EA flood risk zones". This means Flood Zone 3 & 2; Flood Zone 2 includes areas at risk of up to the 0.1% or 1:1000 annual probability flood event. So the policy does apply to all areas with a 1 in 1000 year risk of flooding. The proposed policy does require an FRA to consider flood risk for the lifetime of the development. Once the full BESL model is available, the current SFRA for the BA area will be able to be updated with the revised (fluvial) climate change flood outlines. When such mapping has been completed, a

Local Plan could reference/highlight that there are areas that will become at increased risk of flooding, and that proposals in those areas should therefore give some consideration to that future flood risk. However, the EA would not be a consultee for any such applications if they are outside the current FZ2&3, so an LPA would need to be comfortable reviewing any submitted flood risk considerations.

Norfolk County Council

The second paragraph detailing that development will only be permitted in EA Flood Zones 2 and 3 should include references to 'all sources of flood risk' as this is the description of the NPPF para 100 otherwise you are narrowing its scope. Under evidence used to inform this section it should include references to The EA Risk of flooding from Surface Water maps as well as the Norfolk Local Flood Risk Management Strategy. Under monitoring indicators it should also state permissions granted contrary to the advice of the Lead Local Flood Authority.

BA summary: The second paragraph detailing that development will only be permitted in EA Flood Zones 2 and 3 should include references to 'all sources of flood risk' as this is the description of the NPPF para 100 otherwise you are narrowing its scope. Under evidence used to inform this section it should include references to The EA Risk of flooding from Surface Water maps as well as the Norfolk Local Flood Risk Management Strategy. Under monitoring indicators it should also state permissions granted contrary to the advice of the Lead Local Flood Authority.

BA comment: Noted and will make these amendments.

RSPB

The penultimate paragraph/sentence of the policy text needs to be amended to state "...habitats of national or local importance." There are no site designations of regional importance and the policy should accurately reflect the hierarchy for protected areas: international, European, national and local sites of importance.

BA summary: The penultimate paragraph/sentence of the policy text needs to be amended to state "...habitats of national or local importance."

BA comment: Will amend.

Environment Agency

We agree with policy PODM4 on flood risk and the majority of the requirements of the Flood Risk Assessment (FRA). We recommend that the policy is amended to also include the requirement for a Flood Response Plan to be included within the FRA. This is particularly important as policy PODM4 part n) requires the FRA to demonstrate safe access and egress from the site, which will not be possible for many sites within the Broads during a flood event due to unsafe flood depths. Therefore the safety of people will need to be managed through a Flood Response Plan which advocates evacuation in advance of flooding or remaining in situ within an appropriate refuge. The NPPG requires flood response plans to be included and considered as part of a Flood Risk Assessment. Unless point n) of the policy requiring safe access requires new development to have safe access during the peak of a flood (flood depths less than 250mm) and does not allow the lack of safe access to be managed through submission of a Flood Response Plan. If this is the case, then this should be clearly stipulated within the policy to avoid any confusion. Page 41 states 'For the purposes of this policy, footprint will be defined as the ground floor area of the existing buildings, excluding temporary buildings, open spaces with direct external access between wings of a building, and areas of hardstanding'. It is unclear from this whether the 'open spaces with direct external access between wings of a building, and areas of hardstanding' are included or excluded from the footprint. This requires clarification in the report.

Environmental Permitting Regulations 2010: We recommend that flood risk policy PODM4 makes reference, either in the policy or the explanatory text, to the need to obtain an Environmental Permit from us, for flood risk activities for work or structures in, under, over or within 16m from a

main river and from any flood defence structure or culvert. The EPR are a risk-based framework that enables us to focus regulatory effort towards activities with highest flood or environmental risk. Lower risk activities will be excluded or exempt and only higher risk activities will require a permit. The works may fall under an either one or more of the below: 'Exemption', 'Exclusion', 'Standard Rules Permit', 'Bespoke permit. New forms and further information can be found at: https://www.gov.uk/guidance/flood-risk-activities-environmental-permits. Anyone carrying out these activities without a permit where one is required, is breaking the law.

Access and Maintenance: We will always seek an undeveloped margin between built development and the top of bank or rear edge of river wall/defence as a starting position when we are advised about any proposals close to a main river watercourse. We would also highlight that maintenance of the area close to and within a watercourse, out to the centreline of the channel, is a riparian responsibility. More details about this are in our 'Living on the Edge' document which can be found at : http://www.environment-agency.gov.uk/homeandleisure/floods/31626.aspx

BA summary: Many comments on the detail of the flood risk section.

BA comment: On adoption of the new Flood Risk SPD, this section will be thoroughly checked to reflect that SPD as well as to reflect this comment. EA's assistance in checking the section may be useful.

Knight, J (BA navigation Committee Member)

There is some question as to whether floating holiday accommodation is considered to be a water compatible use. Common sense dictates that it must be, as it is no different to a boat. Floating lodges or camping pods would for example be a popular extension to the Broads Tourism offering - especially with anglers - but have been resisted on the basis that they do not comply with the NPPG definition of 'water compatible'. Arguably, however, they could be considered to fall under the heading of 'docks, marinas and wharves' and consideration should be given to encouraging this form of development.

BA summary: Comments regarding floating holiday accommodation and floating angling platforms and flood risk compatibility.

BA comment: Noted. It is not clear if this is a proposal for something for the local plan to consider, or general thoughts on the matter. We will get in touch with Mr Knight to understand more.

Policy PUBSP4: Strategic Flood Risk Policy

All new development will be located to minimise flood risk, mitigating any such risk through design and management measures, and ensuring that flood risk to other areas is not materially increased.

All new development will incorporate appropriate surface water drainage mitigation measures, and will implement sustainable drainage (SuDS) principles, to minimise its own risk of flooding and to not materially increase the flood risk to other areas.

Particular care will be required in relation to habitats designated as being of international importance in the area and beyond which are water sensitive, as well as habitats designated for regional or local importance.

Development proposals that would have an unacceptable adverse impact on flood risk management will be refused.

Reasoned Justification

Flooding can cause damage to property and infrastructure. The threat of flooding can also cause fear and distress to people and in some cases, flooding can lead to injury² and even loss of life. Risks relate not just to property but also to essential infrastructure and utilities required to facilitate and support development. Flooding can also precipitate pollution, which could have a significant and detrimental impact on the nature conservation interest of the Broads, and the duty of the Authority to protect this resource is an important consideration. On the other hand, flooding is also a natural process within a floodplain. In some circumstances it can be beneficial to wildlife.

Approximately 95% of the Broads Authority area is at some risk of flooding. This includes more than 2000 properties and almost 30,000 hectares. The Broads Authority boundary is tightly drawn around the edge of the floodplain. The extent and nature of flood risk, with significant areas of 'functional floodplain', mean that flood risk is a major constraint on development in the Broads.

The flood risk in the Broads is mainly from both fluvial and tidal sources and the whole character and development in the Broads over many hundreds of years has been closely associated with the water environment and flood risk. Much of the Broads area is defended by flood defence embankments, which are maintained by the Environment Agency to reduce flooding. The flood defences, where they exist, only reduce the risk of flooding and will never eliminate it; the risk of overtopping or a breach of defences remains. This has been the historic case within the Broads.

While the current Broadland Flood Alleviation Project will provide protection to 1995 levels, and future mitigation measures and technological innovation may improve on this, there remains uncertainty regarding the magnitude of future risk and a precautionary approach is appropriate.

NB/SAB/rptbc260517/Page 5 of 9/120517

² There is a residual risk from all water, especially if it is moving (a flood, at certain velocity and above 4-6cm in depth) which would sweep people and things before it.

Policy PUBDM4: Development and Flood Risk

Development within the Environment Agency's flood risk zones will only be acceptable when it:

- i) Is compatible with national policy and when the sequential test and the exception test, where applicable, have been satisfied;
- ii) a site specific Flood Risk Assessment, where required, demonstrates an acceptable flood risk and/or suitable flood protection mitigation measures are incorporated into the proposals, where necessary, which can be satisfactorily implemented; and
- iii) Would not affect the ability for future flood alleviation projects to be undertaken.

The Site Specific Flood Risk Assessment will need to meet the requirements of the NPPG and demonstrate/assess the following:

- a) That the development is safe for its lifetime taking into account the vulnerability of its users and climate change;
- b) Whether the proposed development will make a significant contribution to achieving the objectives of the Local Plan;
- c) Whether the development involves the redevelopment of previously developed land or buildings and would result in environmental improvements over the current condition of the site:
- d) Whether appropriate measures to ensure resilience to potential flooding have been incorporated into the development;
- e) Whether appropriate measures to reduce the risk of flooding (on and offsite), including sustainable drainage systems have been incorporated;
- f) Where the proposal involves the replacement of an existing building, whether the replacement building is located and/or designed without increasing flood risk and, where possible, to reduce the risks and effects of flooding;
- g) Demonstrates an acceptable flood risk and/or suitable flood protection mitigation measures are incorporated into the proposals, where necessary, which can be satisfactorily implemented;
- h) Whether the risk of flooding is not increased elsewhere and, wherever possible, is reduced;
- i) Demonstrates that the integrity of existing coastal and river defences are not undermined;
- j) Do not reduce the potential of land used for current or future flood management;
- k) Are compatible with the appropriate Catchment Flood Management Plan or Shoreline Management Plan;
- Use development to reduce the risk of flooding through location, layout and design and incorporate sustainable drainage systems to minimise surface water run-off and avoid pollution (see PODM5);
- m) Demonstrate that sites at little or no risk of flooding are developed in preference to areas at higher risk;
- n) Safe access and egress from the site;
- Management and maintenance plans for flood protection/mitigation measures, including arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime;
- p) It would not negatively impact on water quality of surface water and ground water; and.
- q) Includes a Flood Response Plan (FRP).

The relocation of existing development to an undeveloped site with a lower probability of flooding will be permitted where:

- r) The vacated site would be reinstated as naturally functioning flood plain;
- s) The benefits of flood risk reduction outweigh the benefits of leaving the new site undeveloped; and
- t) The development of the new site is appropriate when considered against the other policies

of the Local Plan.

In the case of the replacement of an existing residential property in flood zone 3a, the replacement dwelling must be on a like-for-like basis, with no increase in the number of bedrooms, on the same sized footprint³ and wherever possible being relocated in a less vulnerable part of the site.

Any required additional or enhanced flood defences should not conflict with the purposes and special qualities of the Broads.

Particular care will be required in relation to habitats designated as being of local, regional, national or international importance in the area and beyond which are water sensitive.

Reasoned Justification

According to the National Planning Practice Guidance (NPPG), "flood risk" is a combination of the probability and the potential consequences of flooding from all sources – including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources.

Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences. They are shown on the Environment Agency's Flood Map for Planning (Rivers and Sea)⁴ and defined in the NPPG. They are also shown in a Strategic Flood Risk Assessment (see text later). It is evident that the causes of flooding in the Broads are complex, and that flooding will continue to be a significant risk in much of the Broads in the foreseeable future. Developers should be aware of this situation. The risk of flooding must continue to be a material consideration in dealing with Broads' planning applications. It may be a reason for refusal of planning permission in some cases. In the context of the uncertainty about the nature and extent of flood risk in the Broads, it is open to developers to commission their own risk assessment regarding the potential for flooding at a particular site. Risks relate not just to property but to essential infrastructure and utilities required to facilitate and support development, and to the ability of emergency services to respond to an event.

Flood alleviation and preparing for the impact of climate change are key issues in the Broads, and there are a number of approaches that could be taken to address this. It will also be essential to ensure that measures to minimise the risk of flooding from all sources of flood risk to new development do not themselves lead to development which, by virtue of its scale, layout or design, is visually damaging to its surroundings. Therefore, even though the principle of development may be acceptable, acceptability in terms of design, landscape character, and impact on the environment must also be addressed.

All developments should be located in areas identified as being at the lowest risk of flooding. Development proposals of one hectare or greater and all proposals for new development in Flood Zones 2 and 3 will be accompanied by a site specific Flood Risk Assessment (FRA) (except those covered by Environment Agency standing advice). This FRA should demonstrate how flood risk from all sources of flooding to the development itself and flood risk to others would be managed. It will also be expected to take climate change into account, identify flood reduction measures that will be

³ The "footprint" is the aggregate ground floor area of the existing on site buildings, including outbuildings which affect the functionality of the floodplain but excluding temporary buildings, open spaces with direct external access between wings of a building, and areas of hardstanding.

⁴ See the flood maps here: http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=e&topic=floodmap

incorporated into the development (including the use of Sustainable Drainage Systems) and provide an assessment of any residual risk. The FRA should be proportionate to the level of risk and the scale, nature and location of the development. The checklist as set out in the NPPG⁵ should be used to produce an FRA but the FRA should also address the additional considerations as set out in the policy.

To assist the production of Flood Risk Assessments for householder development and other minor extensions in Flood Zones 2 and 3, the Authority, in liaison with the Environment Agency, has proposed a Ticksheet template⁶.

In accordance with national policy, development in Environment Agency Flood Zones 2 and 3 will only be permitted when the sequential test and the exception test, where applicable, have been satisfied. The Sequential Test will be carried out by the Authority drawing upon information submitted by the applicant. Where an exception test is necessary, the applicant's FRA must include sufficient information to enable this assessment to be undertaken. For the purposes of this policy, footprint will be defined as the aggregate ground floor area of the existing on site buildings, including outbuildings which affect the functionality of the floodplain but excluding: temporary buildings, open spaces with direct external access between wings of a building, and areas of hardstanding.

Part n) requires the FRA to demonstrate safe access and egress from the site. Where it has been demonstrated that this would not be possible due to unsafe flood depths on or surrounding the site, the safety of occupants will need to be managed through a Flood Response Plan (FRP). The FRP should demonstrate that occupants will be kept safe and not exposed to flood hazards. This may be through evacuation in advance of a flood and/or remaining in situ within an appropriate refuge. The Authority has produced a Flood Response Plan termplate⁷ for applicants to use. The acceptability of the plan and its ability to keep occupants safe will be assessed as part of the planning application.

With regards to replacement dwellings in flood zone 3a, replacement dwellings are required to be on a like for like basis as any increase in size is likely to expand into functional floodplain (flood zone 3b) thus putting more property and possible more people at risk of flooding. The change to the functional floodplain could increase flood risk elsewhere.

Surface water run-off proposals should address the requirements of the Flood and Water Management Act 2010.

Sustainable Drainage Systems (SuDS) are an alternative to traditional drainage systems that attempt to reduce the total amount, flow and rate of surface water run-off. There is a range of possible SUDs techniques that can be utilised. However, not all techniques will be appropriate for individual development sites. See separate policy on SuDS. See policy PODM5: Surface water run-off.

Given the importance and relevance of flood risk issues to the Broads applicants should, in developing proposals, have regard to National flood risk guidance and policy as set out in the NPPF and NPPG.

NB/SAB/rptbc260517/Page 8 of 9/120517

 $^{^{5} \, \}underline{\text{http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/site-specific-flood-risk-assessment-checklist/}$

⁶ http://www.broads-authority.gov.uk/ data/assets/word doc/0006/917862/Appendix-F-Flood-Risk-Assessment-Tick-Sheet.doc

⁷ http://www.broads-authority.gov.uk/ data/assets/pdf file/0007/917863/Appendix-D-Flood-Response-Plan-Guidance-and-Structure.pdf

The Government also states in the NPPG that 'Local authorities and developers should seek opportunities to **reduce the overall level of flood risk** in the area and beyond'. The policy seeks opportunities to reduce the overall level of flood risk.

Environmental Permitting Regulations 2010

Applicants should be aware that there is a need to obtain an Environmental Permit⁸ from the Environment Agency, for flood risk activities for work or structures in, under, over or within 16m from a main river and from any flood defence structure or culvert. The works may fall under one or more of the following categories: 'Exemption', 'Exclusion', 'Standard Rules Permit', 'Bespoke permit. Anyone carrying out these activities without a permit where one is required, is breaking the law.

Status of the 2017 Flood Risk Supplementary Planning Document on adoption of the Local Plan. The Broads Authority have a Flood Risk Supplementary Planning Document (SPD)⁹. That is based upon the Development Management Policy DP29 which this policy replaces. Consequently, on adoption of this Local Plan, the SPD is out of date. The Authority will review the SPD immediately after adoption, but in the meantime (between adoption of the Local plan and adoption of the revised SPD), we will still refer to the SPD (albeit along the lines of guidance) as there is much detail to flooding in that document.

Strategic Flood Risk Assessment (SFRA)

SFRAs are very important for the production of Local Plans. Work is currently underway to provide up to date SFRAs for most of Norfolk together as well as separately in Waveney (as at May 2017). However a large area of the Broads Authority Executive Area will not be assessed as part of this work because the model needs to be purchased and updated by the Environment Agency and the model run to produce SFRA equivalent information. It is intended that this will be completed by around June 2018. Please see the Position Statement between the Broads Authority and Environment Agency¹⁰.

Evidence used to inform this section

- Flood Risk SPD (2017) for the Broads.
- Environment Agency Flood Zones and Risk of flooding from Surface Water maps
- The NPPG and NPPF.
- Strategic Flood Risk Assessment (2007) and Draft 2017 version.
- SFRA Position Statement, EA and BA (2017)
- Norfolk Local Flood Risk Management Strategy

Monitoring Indicators

Permissions granted contrary to Environment Agency Flood Risk advice.

Permissions granted contrary to the advice of the Lead Local Flood Authority.

⁸ New forms and further information can be found at: https://www.gov.uk/guidance/flood-risk-activities-environmental-permits.

http://www.broads-authority.gov.uk/__data/assets/pdf_file/0006/917844/Broads-Flood-Risk-SPD-Final-March-2017.pdf

Policy PUBDM5: Surface water run-off

All development proposals will need to incorporate measures to attenuate surface water run-off in a manner appropriate to the Broads. This will need to reflect the characteristics of the site in accordance with a drainage hierarchy for rainwater so that, in order of priority, they:

- a) continue natural discharge processes;
- b) store water for later use;
- c) adopt shallow infiltration techniques in areas of suitable porosity;
- d) store water in open water features for gradual release to a watercourse;
- e) store water in sealed water features for gradual release to a watercourse;
- f) discharge direct to a watercourse;
- g) discharge direct to a surface water drain; or
- h) discharge direct to a combined sewer/deep infiltration or borehole soakaways.

The surface water run-off rates that will occur as a consequence of the development are required to be no more than those prior to the development taking place. However applicants are encouraged to seek betterment in surface water run off as part of their proposals.

Sustainable Drainage Systems (SuDS) shall be used unless, following adequate assessment, soil conditions and/or engineering feasibility dictate otherwise.

Proposals to address surface water must be considered at an early stage of the scheme design process. The following criteria need to be addressed when designing measures to address surface water:

- i) Use a risk assessment on treatment stages to reflect the type of proposed development and how surface water run-off and drainage will affect the receptor;
- ii) Take the current drainage arrangements of the area into account;
- iii) Take natural site drainage and topography into account;
- iv) Effectively manage water including maintenance of and, where possible improvement to water quality; and
- v) Provide amenity for local residents whilst ensuring a safe environment.

Where SuDS via ground infiltration is feasible, in order to ensure that SuDS discharge water from the development at the same or lesser rate as prior to construction, developers must undertake groundwater monitoring within the winter period and winter percolation testing in accordance with the current procedure¹.

Minor developments which increase the footprint of an impermeable surface are required (where appropriate) to incorporate mitigation measures to reduce surface water runoff, manage surface water flood risk to the development itself and to others, maximise the use of permeable materials to increase infiltration capacity, incorporate on-site water storage and make use of green roofs and walls wherever reasonably practicable and appropriate in accordance with design policies..

Within the critical drainage catchments as identified by the Lead Local Flood Authority and in other areas where the best available evidence indicates that a serious and exceptional risk of surface water flooding exists, all development proposals involving new buildings, extensions and additional areas of hard surfacing shall ensure that adequate and appropriate consideration has been given to mitigating surface water flood risk.

¹ Currently BRE Digest 365

Schemes that involve SuDS will be required to provide details of the management regime to ensure effective operation of the type of SuDS delivered.

Reasoned Justification

The policy seeks to ensure that surface water run-off is discharged as high up the following **hierarchy** (as set out in the NPPG) as possible:

- into the ground (infiltration);
- to a surface water body;
- to a surface water sewer, highway drain, or another drainage system;
- to a combined sewer.

Sustainable drainage systems (SuDS) slow the rate of surface water run-off and improve infiltration, by mimicking natural drainage in both rural and urban areas. This reduces the risk of "flash-flooding", which occurs when rainwater rapidly flows into the public sewerage and drainage systems. SuDS can also be used to enhance the environment of a site by contributing to green infrastructure and providing habitats for wildlife.

The Government has issued a written statement in relation to SuDS² saying that 'we expect local planning policies and decisions on planning applications relating to major development (developments of 10 dwellings or more; or equivalent non-residential or mixed development) to ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate.'. The policy seeks to address this direction.

Types of SuDS

The Broads is ideally suited for this sort of approach as dykes and other forms of holding basins are characteristic of the landscape. There is a range of possible SUDs techniques that can be utilised. However, not all techniques will be appropriate for individual development sites. Examples of SuDS include retention ponds (a depression which holds water even during dry weather conditions), water butts and swales (long vegetative depression which is normally dry except during and after heavy rainfall).

Designing SuDS

An appropriate amount of land take should be allowed to account for SuDS within any development. To be most effective SuDS proposals need to be integrated into scheme designs at an early stage and not retro-fitted once layout has already been established.

Special consideration will need to be given to the design of the drainage system when there is known flooding issues within the immediate catchment of the development. Generally known flooding issues do correlate with areas shown as high risk flooding on the Government Risk of Surface Water Flooding (RoSWF) maps however the LLFA will highlight any relevant information at the time of consultation.

It is acknowledged that the scope of any drainage strategy should be proportionate to the scale of the development and the amount and type of flood risk the development site is subject to. As part of any drainage strategy it will be important to identify existing drainage arrangements in order to determine the available options for draining the site as well as to ascertain the impact of the proposal post development.

² http://www.parliament.uk/documents/commons-vote-office/December%202014/18%20December/6.%20DCLG-sustainable-drainage-systems.pdf

In certain instances it may not be appropriate to attenuate significant amounts of water due to ecological considerations however water quality issues should always be considered. A risk assessment should be undertaken and appropriate treatment stages should be introduced if the receiving environment is assessed as being sensitive to development.

Normal infiltration SuDS should be no deeper than 2m, below ground level with a minimum of 1.2m clearance between the base of infiltration SuDS and the peak seasonal groundwater levels. Monitoring/testing of groundwater must be undertaken in winter as this tends to be the time of year that sees most precipitation and higher groundwater levels.

Advice from Norfolk County Council (Lead Local Flood Authority) is that deep infiltration or borehole soakaways should be the final option for consideration on a par with discharge to a combined sewer. Whilst these methods can provide groundwater recharge via infiltration at depth, it does not mimic the natural drainage system as would shallow infiltration. Furthermore, the Environment Agency have also stated that they would not support the use of deep bore soakaway systems as these can present an unacceptable risk to groundwater environment. Applications are expected to clearly demonstrate with supporting information as to why other SuDS discharge options are not appropriate prior to proposing deep infiltration/borehole soakaway. If deep bore soakaways are proposed the developer may require an environmental permit from the Environment Agency for a direct discharge to groundwater.

Good examples of how development can be planned to manage water and deliver multiple benefits effectively are outlined in the RSPB/WWT report 'Sustainable drainage systems: maximising the potential for people and wildlife – A guide for local authorities and developers' (available at https://www.rspb.org.uk/lmages/SuDS report final tcm9-338064.pdf).

Areas with concentrated surface water risk will be identified by the Lead Local Flood Authorities as Critical Drainage Catchments³ (CDCs). The CDCs form the main focus for partner engagement, detailed analysis and potential implementation of flood protection schemes as well as the production of Surface Water Management Plans⁴ which look in detail at places that have suffered surface water flooding or have a high surface water flood risk. Currently there are no CDCs in the Broads Authority area.

Management, maintenance and adoption of SuDS

The management of SuDS during the construction phase, to ensure they operate in an effective manner is of importance. Once constructed a management plan needs to be in place, along with appropriate resources, to ensure they continue to operate in perpetuity. With regards to adopting SuDS, Anglian Water's current standards for SuDs adoption are available to view at the following address: http://www.anglianwater.co.uk/developers/suds.aspx

Additional information

There are various sources of technical information that can be used when addressing surface water and designing SuDS:

NPPG⁵

_

³ A Critical Drainage Area is a discrete geographic area (usually a hydrological catchment) where multiple or interlinked sources of flood risk cause flooding during a severe rainfall event thereby affecting people, property or local infrastructure https://www.norfolk.gov.uk/what-we-do-and-how-we-work/policy-performance-and-partnerships/policies-and-strategies/flood-and-water-management-policies/surface-water-management-plans and https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-management-in-suffolk/

⁵ http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/reducing-the-causes-and-coastal-change/reducing-the-causes-and-coastal-change/reducing-the-causes-and-coastal-change/reducing-the-causes-and-coastal-change/reducing-the-causes-and-coastal-change/reducing-the-causes-and-coastal-change/reducing-the-causes-and-coastal-change/reducing-the-causes-and-change-reducing-the-change-reducing-the-change-reducing-the-change-re

⁵ http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/reducing-the-causes-and-impacts-of-flooding/why-are-sustainable-drainage-systems-important/

- Non-statutory technical standards for the design, maintenance and operation of sustainable drainage systems⁶
- SuDS manual produced by CIRIA⁷.

Evidence used to inform this section

• The NPPG and advice from Norfolk County Council as the Lead Local Flood Authority.

Monitoring Indicators

• SuDS delivered in line with the hierarchy.



_

 $^{^{6} \}underline{\text{https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf}$

⁷In delivering SuDS there is a requirement to meet the framework set out by the Government's 'non statutory technical standards' and the revised SuDS Manual complements these but goes further to support the cost-effective delivery of multiple benefits. http://www.ciria.org/Resources/Free publications/SuDS manual C753.aspx

Broads Local Plan - Spinnakers St Olaves Revised Policy

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

Inset Map 15

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

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

Constraints and features

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

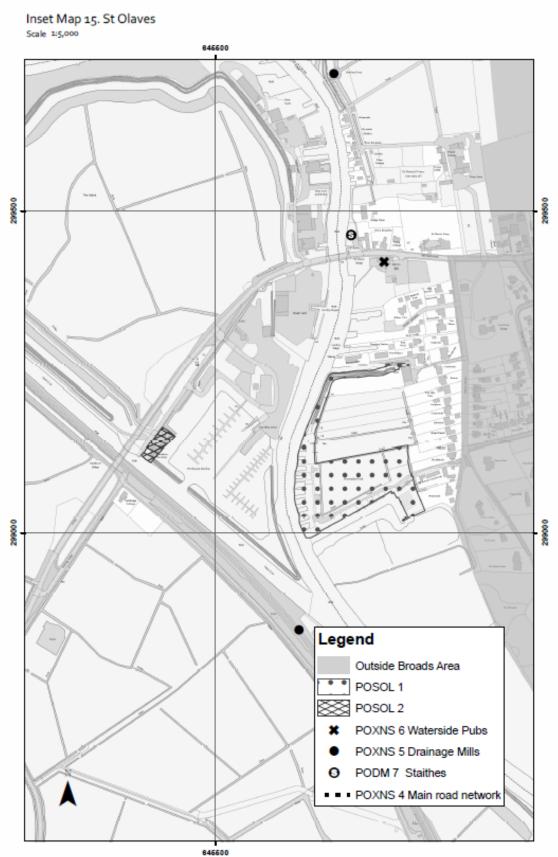
Reasoned Justification

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

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

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

Broads Local Plan – Spinnakers St Olaves Revised Policy



© Crown copyright [and database rights] 2016 OS 100021573. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

NB/SAB/pcrpt260517/Page 2 of 2/120517

Policy PUBTSA 2

Thorpe Island Inset Map x

Development on Thorpe Island will be managed to:

- 1) maintain and enhance:
- i) the character and appearance of the Conservation Area;
- ii) the visual amenity and the residential amenity of neighbouring occupiers;
- iii) the contribution of the island to the wider landscape of the River Yare; and
- iv) the navigational value of the Yare and the New Cut; and
- 2) avoid any significant increase in:
- v) the intensity or extent of mooring use; or
- vi) the intensity or extent of on-shore development required to support any lawful mooring uses,
- vii) vehicular traffic using the bridge; or
- viii) dinghy access likely to lead to the mooring or storage of dinghies (or other small craft) on the Thorpe shore, unless specific and satisfactory provision has been made for this; or
- ix) car parking in the Thorpe area, unless specific and satisfactory provision has been made for this; or
- x) risk of groundwater or river water pollution; or
- xi) flood risk, and reducing flood risk where practicable.

For planning purposes, the island is split into three parts to which the following applies:

a) Eastern End of Thorpe Island

This part of the island is retained in boatyard usage. Well-designed upgrades or renewals to the existing buildings that reflect this part of the island being in the conservation area, in the urban/rural transition area as well as being a gateway into Norwich will be supported. Any proposals must also improve the landscaping of this part of the island. In relation to the private moorings along the river frontage, proposals which seek to give more order and improve the appearance of these moorings and the associated paraphernalia on the island itself will be supported. Any proposals for permanent residential moorings will need to comply with the requirements of PODM35.

b) Central part of Thorpe Island

Continued use of this area for low key recreation and private amenity space is supported.

c) Western end of Thorpe Island (including the basin)

This part of the island will be used for low key uses. Proposals which remove the poor quality structures and paraphernalia will be welcomed. Proposals shall make significant improvement to the visual appearance of the area and provide biodiversity enhancements.

Within the basin, the provision of private moorings for up to 25 vessels is acceptable, subject to the satisfactory provision of well-designed on-site car parking, refuse storage and disposal, sewage disposal and upgrades to the bridge. Significant improvements will also be required to the

landscaping. These moorings shall be only private moorings and not residential moorings. Moorings shall be laid out in an informal configuration to avoid regimentation in appearance. Proposals for the basin must include the removal and suitable disposal of the sunken vessels to improve the visual appearance of the area as well as enable safe usage of the basin.

Moorings will only be allowed within the basin and not along the river frontage

No other development shall be permitted on the Western end of the Island.

CONSTRAINTS & FEATURES

- Almost the whole of Thorpe Island is within the Thorpe St Andrew with Thorpe Island
 Conservation Area. (Only the railway line along the southern edge of the Island is excluded.)
- Almost the whole of the Island is in high flood risk zones (EA zone 3; SFRA mainly zone 3b, some 3a and 2).
- The Island is in an area of safeguarded minerals (sand and gravel) resources, but the Minerals
 Planning Authority has advised this is unlikely to constrain the type and scale of development
 supported by the Policy.
- Bridges constrain types and size of vessels entering the river from the cut.
- For the Eastern and Central parts of the Island, there is no pedestrian or vehicular access from land; access is only by boat.
- Narrow vehicular access via a bridge to the Western end of Thorpe Island.
- Amenity of varying neighbouring uses.
- Limited utilities provision
- Active railway line.
- Mooring basin.
- Sunken vessels within basin.
- Rural/urban transition area.
- Outside development boundary.

Reasoned Justification

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

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

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

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

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

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

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

Finally, the **western end of the island**. This has been the subject of many complaints, enforcement action, planning appeals and legal action. A summary of this can be found here: http://www.broads-authority.gov.uk/news-and-publications/news/thorpe-island-full-facts.

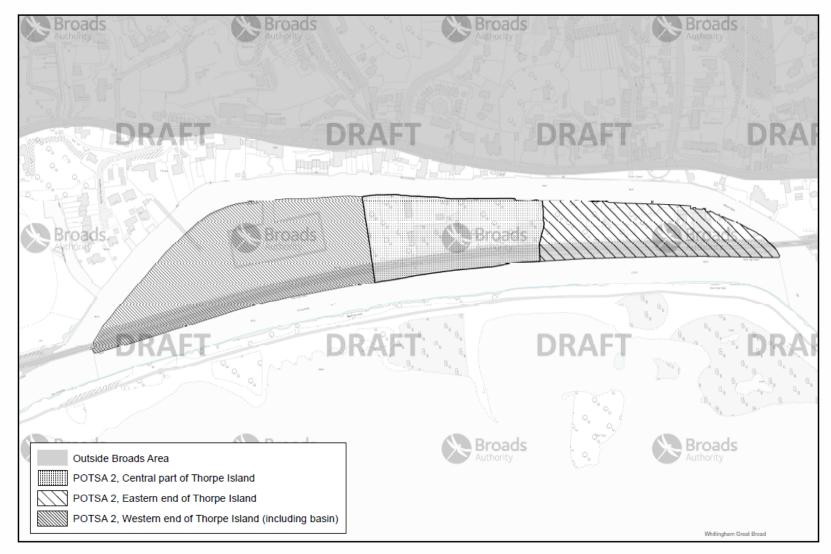
Evidence used to inform this policy.

The policy wording reflects the most recent Planning Inspector's decision.

Monitoring Indicator.

Planning Applications in accordance with this policy.

Broads Local Plan - Preferred Options - December 2016 TSA 2: Thorpe Island Scale 110000



© Crown copyright [and database rights] 2016 OB 100021573. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. © Environment Agency copyright and/or database rights 2015. All rights reserved. Some features of this map are based on digital spatial data from the Centre for Ecology & Hydrology, © NERC (CEH). © Crown copyright and database rights 2004 Ordnance Survey 100024198.

Policy PUBHOV6 Hoveton Town Centre

Map xx

Hoveton Town Centre is identified as a medium town centre.

Proposals for shop extensions, expansion and re use of vacant units for town centre uses will be supported as long as they:

- i) are of a scale appropriate to the size of Hoveton Town Centre;
- ii) respect the character of the centre including its retail function and historic interest;
- iii) enhance access to the Broads;
- iv) assist in maintaining the existing retail function; and
- v) contribute to the vitality and viability of the Town Centre.

Retail uses A1 to A5 (as per the land use class order 1987 as amended) will be concentrated in the Primary Shopping Area as defined on the policies map.

For Town Centre land uses outside of the Town Centre a Sequential Test and Impact Assessment will be required. The Impact Assessment threshold for Hoveton Town Centre is locally derived and set at 500sq m gross. In addition to the NPPF requirements of impact thresholds (see NPPF paragraph 26) any impact assessment must include an assessment on locally important impacts such as, but not, limited to access to the river, traffic flows over the bridge, the safety of pedestrians crossing Norwich Road and the impacts on the provision of surface car parking.

The 2027 NNDC retail study identified limited potential to accommodate additional growth over the plan period, in the region of 1,234 gross Sqm. Proposals that seek to deliver additional retail A1- A5 will be supported in accordance with the identified Floorspace projections.

Appropriate improvements to the quality of the public realm, in particular the river frontage and access to the river will be supported.

Constraints/Features

- Actual Town Centre spans North Norfolk District Council and Broads Authority boundaries
- Localised congestion in the town centre and over the bridge into Wroxham.
- Hoveton Town Centre is classed as a Medium Town Centre in the emerging North Norfolk
 District Council Local plan.
- Town centre is dominated by Roys.
- Town Centre extends to near to the river and riverside area.

Reasoned Justification

This policy has been produced in coordination with North Norfolk District Council in recognition that the Local Planning Authority boundary is arbitrary and the town centre needs to be considered as a whole. The following map shows the entire town centre although the Policies maps of North Norfolk NB/SAB/rptpc260517/Page 1 of 3/120517

DC and the Broads Authority will only show the part of the Town Centre within their respective areas.

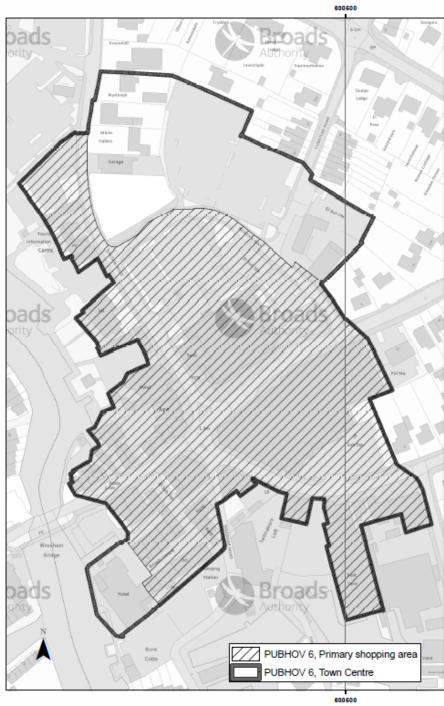
The North Norfolk Retail and Main Town Centre Uses Study (2017) supports the policy approach for Hoveton Town Centre as the shops in Hoveton are identified as trading below national levels, there is a low retention rate especially for comparison goods resulting in expenditure leakage to Norwich. That being said, the town's tourist role is an equally important one and a broad mix of retail establishments across the town is seen as important to maintain the whole towns vitality and viability. The shop vacancy rate in Hoveton is also low. In terms of meeting the requirements, this could be accommodated in vacant units and extensions.

The Retail Study recommends that Hoveton Town Centre should not have Primary or Secondary Frontages. This is because of the dominance of Roys of Wroxham (i.e. a small number of large Class A1 units) and the predominance/scatter nature of tourist related facilities.

The **sequential test** for town centre uses outside of the town centre (NPPF paragraph 24) need to consider cross boundary policies and treat the town centre as a whole and indeed Hoveton as a whole rather than limit to the area within the Broads Authority. It may be prudent to also include Wroxham as the two settlements adjoin each other. Note that this requirement is for the town centre as a whole and could be met in either of the Local Planning Authority Areas (or through a combination of sites in both).

A locally set threshold of 500 sq.m gross for the **Impact Assessment** would be appropriate for retail and leisure development in Hoveton/Wroxham reflecting the existing scale of the town centre and the floorspace projections. A threshold of 2,500 sq.m gross as stated in the NPPF (paragraph 26) would be significant in relation to the scale of existing retail provision in Hoveton/Wroxham and is more than double the total floorspace projection over the plan period.

Hoveton Town Centre Scale 1:1,750



© Crown copyright [and database rights] 2016 O8 100021573. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



Broads Local Plan Land at Thunder Lane, Thorpe St Andrew Assessment March 2017

1 Introduction

As part of the Broads Local Plan Preferred Options consultation, a site was put forward from a private land owner in Thorpe St Andrew for mixed use development. This report assesses the site and makes a conclusion regarding whether to proceed with allocating the site or not.

2 About the Site

The site is 0.76 Ha in size in Thorpe St Andrew. There is the railway line to the south, the garden centre and car wash to the west, Yarmouth Road to the north and Whitlingham Lane to the East. The site is greenfield and according to aerial photography from 1999 there has been no obvious use of the site. There is an access into the site from Whitlingham Lane. The site in question is shown on the map below with photographs at Appendix A.

The following sections of the Local Plan assess the suitability and deliverability of this potential site.

3 HELAA

In order to assess the sites suitability for allocation in the Broads Local Plan, the Housing and Economic Land Availability Assessment form was completed. This can be found at Appendix B. This shows generally that the site has some constraints which could be difficult to overcome.

4 Early consultation responses

The following officers and organisations were consulted at an early stage on this draft proposal. A summary of their responses is included below.

Consultee	Summary of response
Historic Environment Officer, Broads Authority	The site does sit within the Thorpe St Andrew
	Conservation Area a designated Heritage asset.
	it is one of a number of open sites to the South
	of Yarmouth road which are a feature within the
	conservation area other sites include Careys
	meadow, the cemetery, land around to the
	South East of the Rushcutters and land around
	the Frostbites sailing club. Given the flood

NB/SAB/rptpc260517/Page 1 of 13/230517

Consultee	Summary of response
	constraints on the site the development would
	be immediately to the road side of the site and
	would therefore have the maximum adverse
	visual impact on the conservation area. The
	access to the site and the change in levels from
	the road as well as the development itself would
	also potentially have an impact on the
	Conservation area and would remove at least
	the view or perception of a characteristic area of
	open space from views from the Yarmouth road.
	There are also a number of listed buildings to the
	North of Yarmouth road whose settings could be
	impacted by any residential development in this
	location. In summary given the constraints of the
	site and the potential adverse visual impact and
	harm to the significance of a designated heritage
	asset – the Thorpe St Andrew conservation area
	this site is not considered appropriate for
	development due to the potential of adverse
	impact on heritage.
Landscape Architect Consultant	Within Thorpe, along the southern side of
	Yarmouth Road there are several gaps in the
	urban form where the river/valley landscape can
	be accessed or viewed e.g. Careys meadow.
	These are a characteristic of the transition
	between urban and rural. The most valuable
	landscape function of the site is that the opening
	in the streetscape allows attractive medium-long
	distance views across the Broads landscape from
	Yarmouth Road and the Yarmouth
	Road/Thunder Lane junction to the southern
	valley side. If the principle of development is
	accepted, any built form should be of high
	quality design (conservation area), of minimal
	scale/massing to allow views towards the river
	valley, and should be restricted to the Yarmouth
	Road frontage.
Tree Consultant	There are no tree related issues that should
	constrain future development on the site.
	Consideration should be given to the tall Cypress
	trees on the adjacent land to the west and the
	impact these could have on shading and any
	future residential development of the site.

NB/SAB/rptpc260517/Page 2 of 13/230517

Consultee	Summary of response
Development Management Officer, Broads Authority	A particular reading of the NPPF would suggest that the site meets conditions for a presumption in favour of sustainable development.
	There are issues which it would be difficult to overcome. Flood zone 3 covers much of the site, this is not in a regularised pattern, particularly along the highway frontage, this would result in a necessarily contrived approach to planning solutions at this site which would have impacts in design and layout, and these are not elements which could be sacrificed in order to secure development. It would also mean pushing the majority of development towards the electrical substation which would be far from ideal. The site in question is arguably the most dramatic of the breaks in development allowing a full appreciation of the 'natural' landscape beyond, this is augmented by the slightly raised position of the highway. To some extent the site in question is therefore part of an important gateway, and an enticement to visitors, a situation which is not repeated along Yarmouth Road in either direction.
	I would therefore argue that the site is not appropriate for development due to flood constraints and the impact on an important interface site.
Ecologist, Broads Authority	From an ecological point of view, the land at Thunder lane is an important habitat, linking conservation sites, Whitlingham Country Park and neighbouring NWT Thorpe marshes. The land provides an additional habitat linking to these important sites, and from appearance point of view it will support an array of species from small mammals, birds and insects.
Thorpe St Andrew Parish Council	The Town Council has been of the view that it cannot support development which would block the open view over the river, and this is the last site in Thorpe St Andrew where the open views can be experienced from the road. The Town

NB/SAB/rptpc260517/Page 3 of 13/230517

Consultee	Summary of response
	Council has previously indicated that low
	(height) level use i.e. car parking or as cemetery
	land might be a good use for the site, as it would
	not adversely impact on views.
Norfolk County Council (Highways)	Whitlingham Lane at this point is a Public Right
	of Way. Cannot foresee any significant issues
	with a development of the nature indicated and
	certainly access off Whitlingham Lane would be
	preferable to Thorpe Road. Question whether
	use of the land just for community parking
	provision alone is in keeping with
	sustainability/travel choice policy's etc., unless
	linked with the development.

5 Other important considerations

5.1 Broadland Local Plan Spatial Strategy

The Broads Authority is the Local Planning Authority for the Broads Authority Executive Area. That being said, the planning strategy of the neighbouring Local Planning Authorities is of relevance and importance as the Local Plan for the Broads is produced.

Thorpe St Andrew is classed as a Fringe Parish because as it is on the fringe of Norwich. The Broadland Site Allocations document allocates land for dwellings as well as employment¹.

5.2 Unsuccessful allocation attempt on neighbouring land.

As part of the production of the Sites Specifics Local Plan (2014) a site adjacent to the west of this site was put forward (via the extension of the development boundary) for consideration for residential development. The Inspector concluded that 'although Norwich Frostbite Sailing Club has sought an extension of the development boundary to TS5 to include land off Girlings Lane, this area forms a semi-natural buffer between the urban and the wider Broads. Consequently, whilst there would be economic and social benefits associated with the site's development, its exclusion is justified in the interests of protecting the character and appearance of the area'.

5.3 Broads OAN

The site in question is within Broadland District Council part of the Broads and therefore within the Central Norfolk Housing Market Area. The Housing Topic Paper² shows that the Objectively Assessed housing Need for the part of the Broads within the Central Norfolk Housing Market Area has been met and exceeded. As such, there is no need to allocate such a site in the Local Plan to meet the housing target for the Broads.

https://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=2&cad=rja&uact=8&ved=0ahUKEwjx_OfirOLTAhU_CfhoKHcrqDTgQFggrMAE&url=https%3A%2F%2Fwww.broadland.gov.uk%2Fdownload%2Fdownloads%2Fid%2F1308%2Fsite_allocations_dpd_adopted_2016.pdf&usg=AFQjCNGfeH-o8eVIw5bR9KO8Ig99p-V96w

² xxxxx

NB/SAB/rptpc260517/Page 4 of 13/230517

5.4 Settlement Study Assessment

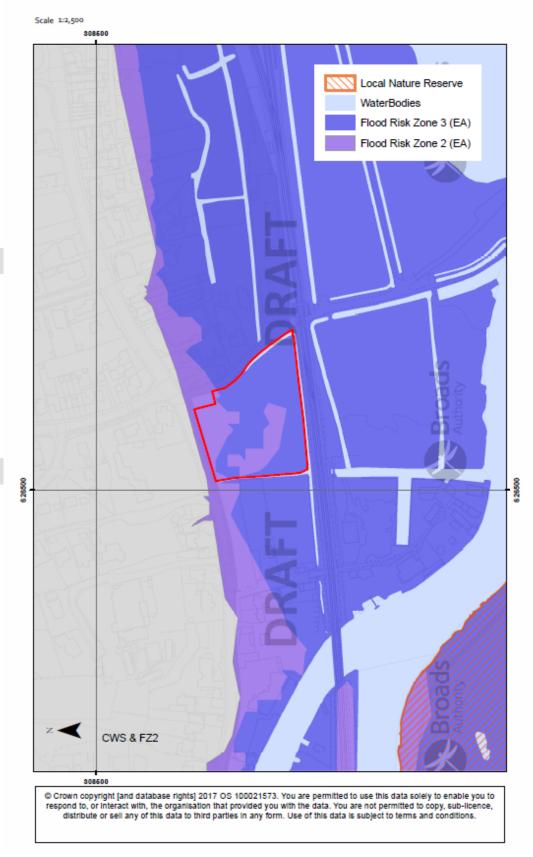
The site is well served by services and facilities typically used by people either within walking distance or accessed by regular bus services.

6 Conclusion

To reflect the important view through the site, there being no need to allocated such a site for dwellings as well as Broadland Council allocating land in the Parish for development, on balance, it is not proposed to allocate this land for development in the Local Plan.



Appendix B - Plan of site



NB/SAB/rptpc260517/Page 6 of 13/230517

Appendix A – Site photos

Looking at the electricity substation.



The flint wall boundary with Yarmouth Road.



The electricity substation that is on the corner of the site.



NB/SAB/rptpc260517/Page 7 of 13/230517

Looking into the site from near the electricity substation.



Looking at the site from the other site Yarmouth Road.



The gate and access into the site.



Looking into the site from the gate.



Looking towards the junction with Thunder Lane.



NB/SAB/rptpc260517/Page 9 of 13/230517

Looking into the site from the nearby footbridge over the railway.



Appendix B - HELAA assessment of the site

Site address: Current planning statu		
Current planning statu		
Current planning status		Suggested as part of Preferred Options
e.g. with permission, allocated, suggested through the Call for Sites etc.		consultation.
Site Size (hectares)		0.76Ha
Greenfield / Brownfield		Greenfield
Ownership (if known)		Private
(private/public etc.)		
Absolute Constraints (Check	
Is the site in a		
SPA, SAC, SSSI or Ram		No
National Nature Reser	rve	No
Ancient Woodland		No
Flood risk zone 3b		Flood Zone 3. No buildings on site, but site is other
		side of railway.
Scheduled Ancient Mo	onument	No
Statutory Allotments		No
Locally Designated Gro	een Space	No
At risk from Coastal E	rosion	No
If yes to any of the abo	ove, site will be exclude	d from further assessment.
Development Potentia	al	
(number of dwellings, hectares of employment land or town centre use floorspace):		
		nd of town centre use hoorspace).
		nown. Also suggested that it could be for care home
Mixed use. Quantum	of development not kr	
Mixed use. Quantum ouse.	of development not kr	nown. Also suggested that it could be for care home
Mixed use. Quantum ouse. Density calculator	of development not kr	nown. Also suggested that it could be for care home
Mixed use. Quantum ouse. Density calculator Suitability Assessment	of development not kn	nown. Also suggested that it could be for care home
Mixed use. Quantum ouse. Density calculator Suitability Assessment	of development not known to the score	nown. Also suggested that it could be for care home
Mixed use. Quantum ouse. Density calculator Suitability Assessment Constraint	of development not known to the score	nown. Also suggested that it could be for care home N/A Comments
Mixed use. Quantum ouse. Density calculator Suitability Assessment Constraint	of development not known to the score	N/A Comments Access could be via Whitlingham Lane rather than
Mixed use. Quantum ouse. Density calculator Suitability Assessment Constraint	of development not known to the score	Comments Access could be via Whitlingham Lane rather than directly onto Thorpe Road which is generally
Mixed use. Quantum ouse. Density calculator Suitability Assessment Constraint	of development not known to the score	Comments Access could be via Whitlingham Lane rather than directly onto Thorpe Road which is generally acceptable. There could still be a requirement for
Mixed use. Quantum ouse. Density calculator Suitability Assessment Constraint Access to site	of development not known to the score	Access could be via Whitlingham Lane rather than directly onto Thorpe Road which is generally acceptable. There could still be a requirement for improvements.
Mixed use. Quantum ouse. Density calculator Suitability Assessment Constraint Access to site Accessibility to local	of development not known to the score	Comments Access could be via Whitlingham Lane rather than directly onto Thorpe Road which is generally acceptable. There could still be a requirement for improvements. Excellent access by foot and public transport to a
Mixed use. Quantum use. Density calculator Suitability Assessment Constraint Access to site Accessibility to local services and facilities	of development not known to the score	Access could be via Whitlingham Lane rather than directly onto Thorpe Road which is generally acceptable. There could still be a requirement for improvements. Excellent access by foot and public transport to a variety of services (as it is on the fringe of Norwich).
Mixed use. Quantum ouse. Density calculator Suitability Assessment Constraint Access to site Accessibility to local services and facilities Utilities Capacity	of development not known to the score	Comments Access could be via Whitlingham Lane rather than directly onto Thorpe Road which is generally acceptable. There could still be a requirement for improvements. Excellent access by foot and public transport to a variety of services (as it is on the fringe of Norwich). No information to indicate an issue.
Mixed use. Quantum use. Density calculator Suitability Assessment Constraint Access to site Accessibility to local services and facilities Utilities Capacity Utilities	of development not known to the score	Comments Access could be via Whitlingham Lane rather than directly onto Thorpe Road which is generally acceptable. There could still be a requirement for improvements. Excellent access by foot and public transport to a variety of services (as it is on the fringe of Norwich). No information to indicate an issue.
Mixed use. Quantum use. Density calculator Suitability Assessment Constraint Access to site Accessibility to local services and facilities Utilities Capacity Utilities Infrastructure	of development not known to the score	Comments Access could be via Whitlingham Lane rather than directly onto Thorpe Road which is generally acceptable. There could still be a requirement for improvements. Excellent access by foot and public transport to a variety of services (as it is on the fringe of Norwich). No information to indicate an issue. There is an electricity substation on site.
Mixed use. Quantum use. Density calculator Suitability Assessment Constraint Access to site Accessibility to local services and facilities Utilities Capacity Utilities Infrastructure Contamination and	of development not known to the second secon	Comments Access could be via Whitlingham Lane rather than directly onto Thorpe Road which is generally acceptable. There could still be a requirement for improvements. Excellent access by foot and public transport to a variety of services (as it is on the fringe of Norwich). No information to indicate an issue. There is an electricity substation on site.
Mixed use. Quantum use. Density calculator Suitability Assessment Constraint Access to site Accessibility to local services and facilities Utilities Capacity Utilities Infrastructure Contamination and ground stability	of development not known to the second secon	Comments Access could be via Whitlingham Lane rather than directly onto Thorpe Road which is generally acceptable. There could still be a requirement for improvements. Excellent access by foot and public transport to a variety of services (as it is on the fringe of Norwich). No information to indicate an issue. There is an electricity substation on site. No obvious reason to consider the site is contaminated.
Mixed use. Quantum ouse. Density calculator Suitability Assessment Constraint Access to site Accessibility to local	of development not known to the second secon	Comments Access could be via Whitlingham Lane rather than directly onto Thorpe Road which is generally acceptable. There could still be a requirement for improvements. Excellent access by foot and public transport to a

NB/SAB/rptpc260517/Page 11 of 13/230517

Market Attractiveness Impact Score (red/amber/green) Nationally and Locally Significant Landscapes Townscape Biodiversity and Geodiversity Historic Environment Open Space Toreflect location, likely to be attractive. To reflect location, likely to be attractive. Comments Not so much the setting, but the view into the development interspersed with open spaces (Thorpe River Green, the Cemetery and this site is generally open and left to be overgout thus providing a potentially important resource biodiversity. Likely to be important in terms of ecological networks as it is within a large built development would be immediately to the rothe site and would therefore have the maximula adverse visual impact on the conservation are space although not open to the public.	nat of such as ce). rown ces for
Impact Score (red/amber/green) Nationally and Locally Significant Landscapes Townscape Biodiversity and Geodiversity Historic Environment Score (red/amber/green) Not so much the setting, but the view into the The general character along Thorpe Road is the development interspersed with open spaces (Thorpe River Green, the Cemetery and this site is generally open and left to be overgong thus providing a potentially important resource biodiversity. Likely to be important in terms of ecological networks as it is within a large built development would be immediately to the road the site and would therefore have the maximal adverse visual impact on the conservation are Space although not open to the public.	nat of such as ce). rown ces for
Nationally and Locally Significant Landscapes Townscape Biodiversity and Geodiversity Historic Environment Cipen Space Topen Space Topen Space This could be classed as an area of (amenity) of space although not open to the public.	nat of such as ce). rown ces for
Nationally and Locally Significant Landscapes Townscape Biodiversity and Geodiversity Historic Environment Open Space Town Space Town Space Townscape Not so much the setting, but the view into the development character along Thorpe Road is the development interspersed with open spaces (Thorpe River Green, the Cemetery and this site is generally open and left to be overgent thus providing a potentially important resource biodiversity. Likely to be important in terms of ecological networks as it is within a large built development would be immediately to the road the site and would therefore have the maximulative adverse visual impact on the conservation are space although not open to the public.	nat of such as ce). rown ces for
Locally Significant Landscapes Townscape Biodiversity and Geodiversity Historic Environment Civen the flood constraints on the site the development would be immediately to the rotthe site and would therefore have the maximuladverse visual impact on the conservation are open captulation. The general character along Thorpe Road is the development interspersed with open spaces (Thorpe River Green, the Cemetery and this site is generally open and left to be overgout thus providing a potentially important resource biodiversity. Likely to be important in terms of ecological networks as it is within a large built development would be immediately to the rotthe site and would therefore have the maximulad development would be classed as an area of (amenity) of space although not open to the public.	nat of such as ce). rown ces for
Landscapes Townscape Biodiversity and Geodiversity Historic Environment Open Space The stee is generally open and left to be overged thus providing a potentially important in terms of the site is within a large built development would be immediately to the root the site and would therefore have the maximula adverse visual impact on the conservation are space although not open to the public.	such as ce). rown ces for
Townscape Biodiversity and Geodiversity The site is generally open and left to be overged thus providing a potentially important resource biodiversity. Likely to be important in terms of ecological networks as it is within a large built. Historic Environment Given the flood constraints on the site the development would be immediately to the root the site and would therefore have the maximula adverse visual impact on the conservation are of the space. Open Space This could be classed as an area of (amenity) of space although not open to the public.	rown ces for
Biodiversity and Geodiversity The site is generally open and left to be overgout thus providing a potentially important resource biodiversity. Likely to be important in terms of ecological networks as it is within a large built. Historic Environment Given the flood constraints on the site the development would be immediately to the root the site and would therefore have the maximal adverse visual impact on the conservation are space. Open Space This could be classed as an area of (amenity) of space although not open to the public.	rown ces for
Geodiversity thus providing a potentially important resource biodiversity. Likely to be important in terms of ecological networks as it is within a large built Historic Environment Given the flood constraints on the site the development would be immediately to the ro the site and would therefore have the maximal adverse visual impact on the conservation are Open Space This could be classed as an area of (amenity) of space although not open to the public.	ces for
biodiversity. Likely to be important in terms of ecological networks as it is within a large built. Historic Environment Given the flood constraints on the site the development would be immediately to the routhe site and would therefore have the maximal adverse visual impact on the conservation are This could be classed as an area of (amenity) of space although not open to the public.	
Historic Environment Given the flood constraints on the site the development would be immediately to the routhe site and would therefore have the maximula adverse visual impact on the conservation are This could be classed as an area of (amenity) of space although not open to the public.	t
Historic Environment Given the flood constraints on the site the development would be immediately to the routhe site and would therefore have the maximulad adverse visual impact on the conservation are This could be classed as an area of (amenity) of space although not open to the public.	
Environment development would be immediately to the ro the site and would therefore have the maximula adverse visual impact on the conservation are Open Space This could be classed as an area of (amenity) of space although not open to the public.	
the site and would therefore have the maximular adverse visual impact on the conservation are Open Space This could be classed as an area of (amenity) of space although not open to the public.	ad side of
Open Space This could be classed as an area of (amenity) of space although not open to the public.	
Open Space This could be classed as an area of (amenity) of space although not open to the public.	
space although not open to the public.	
Compatibility with Not withstanding the impact on the views over	r the site
neighbouring/adjoini to the Broads, there is residential on one side	
ng uses businesses on the other side of the site. There	
line. So through design, development could be	
compatible.	
Local Plan Designations (add further lines as required)	
Designation Policy reference Comments	
Not allocated in	
Local Plan	
Availability Assessment (will require liaison with landowners)	
Is the site being No.	
marketed?	
Add any detail as	
necessary (e.g. where,	
by whom, how much	
for etc.)	
When might the site	
be available for Within 5 years 🗸	
development (tick as 5-10 years	
appropriate) 10-15 years	
15-20 years	
Comments:	
Estimated annual build out rate See below.	
(including justification):	

NB/SAB/rptpc260517/Page 12 of 13/230517

Comments	Likely all in the came year		
	Likely all in the same year.		
Achievability (including viability)			
Comments	Landowner put site forward indicating he is open to the site being		
	developed. Flood risk could be an issue and could impact the layout and		
	future land use.		
Overcoming Constrain	nts		
Comments	Flood risk – format and land use could reflect this. Substation on site could		
	be accommodated through the layout. Views into the Broads likely to be		
	affected by any type of building development.		
Trajectory of development			
Comments	Likely to completed within a year after permission granted.		
Barriers to Delivery			
Comments	Flood risk, substation on site, views into the Broads.		
Conclusion (e.g. is included in the theoretical capacity)			
To reflect the importa	nt view through the site, there being no need to allocated such a site for		
dwellings as well as Broadland Council allocating land in the Parish for development, on balance, it is			
not proposed to allocate this land for development in the Local Plan.			



Broads Local Plan Land at Tiedam, Stokesby Assessment March 2017

1 Introduction

As part of the Broads Local Plan Preferred Options consultation, a site was put forward from a private land owner in Stokesby for residential development. This report assesses the site and makes a conclusion regarding whether to proceed with allocating the site or not.

2 About the Site

The site is 0.15 Ha in size, on the edge of Stokesby. It is surrounded on three sides by residential dwellings of varying density. The fourth side abuts an agricultural field. The site is greenfield and in the past has been used as a market garden and a paddock. There are two private accesses onto the site. Whilst on the edge of Stokesby, it is within the central part of the village. The site in question is shown on the map at Appendix C with photographs at Appendix A.

The following sections of the Local Plan assess the suitability and deliverability of this potential site.

3 HELAA

In order to assess the site's suitability for allocation in the Broads Local Plan, the Housing and Economic Land Availability Assessment form was completed. This can be found at Appendix B. This shows generally that the site is potentially suitable for residential development. That being said, there are few services and facilities in the village and this could lead to the use of single occupancy car in order to access such facilities in nearby higher order settlements, likely Acle.

4 Early consultation responses

The following officers and organisations were consulted at an early stage on this draft proposal. A summary of their responses is included below.

Consultee	Summary of response
Historic Environment Officer, Broads Authority	Given the gradual and largely considered
	development of the village over time the
	addition of a modest number of suitably
	designed dwellings in this location, within the
	core of the settlement, will be acceptable in
	terms of visual impact on the development
	pattern of the wider village. Further it is

Consultee	Summary of response
	considered that appropriate residential
	development could be achieved in this location
	without adverse impact on neighbouring
	amenity. This of course will be subject to the
	detailed design solution – but in principle it is
	considered dependant on form, mass, scale and
	numbers to be acceptable.
Landscape Architect Consultant	Any new built form here would be seen within
	the context of the existing and not be out of
	place. Note the proximity to Halvergate Marshes
	and designations within the local area, but any
	impact on these would likely be low.
Tree Consultant	Identifies a tree on the site of interest.
Development Management Officer, Broads	Raises the issue of the lack of services in the
Authority	village as well as it being greenfield land.
	Suggests important considerations if site is
	allocated.
Ecologist, Broads Authority	Does not have any objections in principle to this
	site being allocated, as long as habitat and
	species surveys were undertaken prior to any
	future development. The dwellings should
	incorporate permanent biodiversity
	enhancements such as swift nests, bat roosts
	etc. Native hedgerow and tree planting instead
	of fencing etc. SUDS should also be investigated
Stokesby Parish Council	General support for this site to benefit the wider
	community.
Great Yarmouth Borough Council Housing Team	There is no specific need for affordable housing
	in Stokesby as there are limited facilities in the
	village.
Great Yarmouth Borough Council Planning Team	General support.
Norfolk County Council (Highways)	Distance from a service centre likely to preclude
	the opportunity of enabling a mode shift from
	the private car to public transport. Unlikely to
	generate a significant impact in terms of vehicle
	trip generation. Part of access is not adopted.
	Visibility from the access directly onto The Street
	could possibly only be achieved by off-site
	highway works or by a Section 106 Agreement to
	secure visibility across third party land.

Other important considerations

5.1 GYBC Local Plan Spatial Strategy

The Broads Authority is the Local Planning Authority for the Broads Authority Executive Area. That being said, the planning strategy of the neighbouring Local Planning Authorities is of relevance and importance as the Local Plan for the Broads is produced.

In their Core Strategy (2015) Great Yarmouth Borough Council identifies Stokesby as a 'Tertiary Village' which is a settlement 'containing few or no services and facilities, with limited or no access to public transport, very limited or no employment opportunities'. The Vision says 'Secondary and tertiary villages will have experienced smaller levels of development in line with meeting local needs such as affordable housing, recreation, community services and facilities and essential employment generating proposals. The majority of this development will be provided for on previously developed sites'. And then in policy CS2 it says 'Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy'.

So Great Yarmouth Borough Council allow some development in the lower order settlements.

5.2 Stokesby built up area is entirely in the Broads Executive Area

Whilst there are over 90 parishes in the Broads and numerous settlements are partly within the Broads, only four settlements are entirely within the Broads Authority Executive Area. Stokesby is one of these settlements.

In areas of the Broads where the majority of a settlement is outside of the Broads Executive Area, it is more prudent to enable housing delivery outside of the Broads to reflect likely constraints in the Broads part, namely flood risk and landscape impact. Indeed, the Local Planning Authorities for the part of the settlement outside of the Broads generally do tend to enable development in these locations if appropriate to do so.

However, of those parishes with the majority of the built up area within the Broads Area, this emerging and recent Local Plans have considered development in all but one parish to date:

- Thurne has an allocation for holiday homes/market homes in the Sites Specific Local Plan 2014 and this policy is rolled forward to the new Local Plan.
- Somerton had an allocation for one dwelling in the Sites Specific Local Plan 2014. This is now developed.
- Belaugh is not addressed specifically in the new Local Plan.

Broads OAN

The Objectively Assessed Housing Need for the Broads part of Great Yarmouth Borough is 66 dwellings. The Local Plan will allocate a site in Thurne for around 16 dwellings. Through completions and permissions, a further 2 dwellings have been delivered. This leaves a residual need of 48 dwellings.

Great Yarmouth Borough Council has agreed to meet the need of the entire district in their planning area. Any suitable sites that are allocated will help meet that need.

¹ Great Yarmouth Core Strategy: https://www.great-yarmouth.gov.uk/CHttpHandler.ashx?id=1884&p=0

5.4 Housing White Paper² – thriving villages

The proposals in the White Paper set out how the Government intends to boost housing supply and create a more efficient housing market. Of potential relevance to this site in Stokesby is the section on 'Supporting small and medium sized sites, and thriving rural communities' where it says 'policies in plans should allow a good mix of sites to come forward for development, so that there is choice for consumers, places can grow in ways that are sustainable, and there are opportunities for a diverse construction sector. Small sites create particular opportunities for custom builders and smaller developers. They can also help to meet rural housing needs in ways that are sensitive to their setting while allowing villages to thrive'.

6 Conclusion

Whilst on one hand Stokesby has few facilities within the settlement and limited public transport to other settlements, there are other considerations which could make the site suitable for development. Namely:

- limited other constraints (which it appears could be addressed through design) like flood risk,
 landscape or highways;
- In line with the Borough's general housing approach;
- In line with the thrust of the Housing White Paper; and
- Development here will contribute to the Objectively Assessed Housing Need for Great Yarmouth Borough.

As such, on balance, it is proposed to recommend to Planning Committee at the Broads Authority that this site be allocated for residential development. The Draft policy is included at Appendix X.

.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market - print_ready_version.pdf

² The Housing White Paper:

Appendix A – Site photos

Looking into the site from the neighbouring agricultural field.



Showing the boundary with the neighbouring agricultural field.



Looking into the site from the Private Lane







Potential access into the site, using the Private Lane





Appendix B - HELAA assessment of the site

Site address: Near Cro	oft Hill, Stokesby.	
Current planning state	<u> </u>	Suggested as part of Preferred Options
e.g. with permission, alloca		
Site Size (hectares)		0.15Ha
Greenfield / Brownfie	eld	Greenfield
Ownership (if known)		Private.
(private/public etc.)		
Absolute Constraints	Check	
Is the site in a		
SPA, SAC, SSSI or Ramsar		No
National Nature Rese	rve	No
Ancient Woodland		No
Flood risk zone 3b		No
Scheduled Ancient Me	onument	No
Statutory Allotments		No
Locally Designated Gr	een Space	No
At risk from Coastal E	rosion	No
If yes to any of the abo	ove, site will be exclude	ed from further assessment.
Development Potenti	al	
(number of dwellings, he	ectares of employment la	and or town centre use floorspace):
Around 4 dwellings		
Density calculator		22 dwellings per hectare
Suitability Assessmen	t	
Constraint	Score	Comments
	(red/amber/green)	
Access to site		Part of access is not adopted. Visibility from the access
		directly onto The street could possibly only be
		achieved by off-site highway works or by a Section 106
		Agreement to secure visibility across third party land.
		Rated Amber as a surfaced road would need providing
		for a short length and a S106 agreement needed to
		ensure the visibility splay is maintained in perpetuity
Accessibility to local		Stokesby has a church, village hall, pub, shop, play area
services and facilities		and moorings. Rates in lower third of settlements
		assessed in the Settlements Study ³ .
Utilities Capacity		Stokesby recently received mains sewerage.
Utilities		No obvious constraints.
Infrastructure		
Contamination and		None obvious from site visit and history as market
ground stability		garden/paddock. Houses adjoin the site and do not
		, , , , , , , , , , , , , , , , , , , ,

³ http://www.broads-authority.gov.uk/ data/assets/pdf file/0006/764475/Broads-Authority-Settlement-Study-no-hierarchy-in.pdf

	seem to be affected by poor ground stability.	
	Flood zone 1	
	Not near the coast.	
	The Parish Council generally consider there is a need	
	for dwellings so this could point to dwellings in	
	Stokesby being attractive.	
re	Comments	
ay difficely greeny		
	Whilst located in a National Park equivalent area, site	
	is situated on the periphery with little obvious impact	
	on the Broads.	
	Foologist does not have any chiestians in principle to	
	Ecologist does not have any objections in principle to	
	this site being allocated, as long as habitat and species	
	surveys were undertaken prior to any future	
	development (as such, rated amber).	
	Not in a conservation area and listed buildings are not	
	near the site.	
	This is private land and is not public open space. There	
	could be a green infrastructure element to the site	
	which could be continued in some form hence amber.	
	Distance from a service centre likely to preclude the	
	opportunity of enabling a mode shift from the private	
	car to public transport. Unlikely to generate a	
	significant impact in terms of vehicle trip generation.	
	This is amber and green.	
	Amenity would be a key consideration, but housing is	
	the main land use adjoining the site.	
dd further lines	as required)	
icy reference	Comments	
	-	
Availability Assessment (will require liaison with landowners)		
,		
nearatery		
thin 5 years		
0 years		
15 years		
20 years		
	mediately / hin 5 years 0 years	

	Comments:		
Estimated annual build	ild out rate 4 per year.		
(including justification):			
Comments	All completed in one year after permission received.		
Achievability (including viability)			
Comments	No obvious unexp	ected scheme costs.	
Overcoming Constrain	Overcoming Constraints		
Comments	Apart from the limited range of facilitates and services available in the		
	village, all other constraints can be overcome it seems.		
Trajectory of development			
Comments	Could be completed in the same year and within 5 years of plan adoption.		
Barriers to Delivery			
Comments	Acceptable design, amenity issues, loss of green infrastructure, limited range		
	of facilitates and services available in the village.		
Conclusion (e.g. is included in the theoretical capacity)			
The assessment shows that the site is potentially suitable for allocation. There is a concern regarding			
access to services and facilities.			

Appendix C: Site Constraints

Scale 1:2,500



Appendix D: Draft Policy

Policy PUBSTO1 Land adjacent to Tiedam, Stokesby Inset Map xx

Land at Tiedam, Stokesby is allocated for residential development.

Residential Development proposals on this site will be permitted providing that:

- The scheme delivers a selection of housing types and sizes agreed with the Parish Council, Great Yarmouth Borough Council and Broads Authority;
- ii) The layout, density, form and design strengthens the rural character of the village and reinforces local distinctiveness and landscape character;
- iii) The mature hedgerows and trees, including the mature oak tree on the site are retained as an integral element of any scheme in perpetuity.
- iv) The amenity of residents both adjoining the site and the access to the site are protected.

Development proposals shall be accompanied by:

- a) A palette of materials that complement and reflect the local vernacular;
- A detailed landscaping scheme which incorporates the existing planting on the site, provides suitable boundary planting using native hedgerow and plant species and creates areas of open space to retain a spacious and green character within the site appropriate for a rural village;
- c) Confirmation that there is adequate capacity in the water recycling centre (sewage treatment works) and the foul sewerage network to serve the proposed development. Proposals shall also set out the methodology for the disposal of surface water and demonstrate that they will not have an adverse impact on ground water in terms of quality and quantity;
- d) A written methodology for the protection of the oak tree on the site during and after construction in accordance with British Standard 5837:2012 (Trees in relation to design, demolition and construction – Recommendations Trees in relation to construction) as amended;
- e) Details of the vehicular access to site including visibility splays, access width and formation to adequately service the number of vehicles associated with the scale of development proposed;
- f) Appropriate habitat and protected species surveys undertaken immediately prior to the submission of any planning application;
- g) Details of permanent biodiversity enhancements to be incorporated into the dwellings and the landscaping strategy to include for example swift nests and bat roosts.

Constraints and features

- EA 2013 Flood Risk Zone 1.
- Riverside pub nearby.
- Neighbouring dwellings.
- Access and visibility splay and private road access
- Large Oak tree on site.

Reasoned justification

Stokesby is an attractive settlement in the Broads, centrally located and easy to access from the water. It is one of a few settlements in the Broads where the majority of the settlement is in the Broads Authority Executive Area.

The site was promoted through the Preferred Options stage of the Local Plan and subsequently assessed as set out in the assessment⁴. Whilst the settlement has a lack of services and facilities⁵ which could lead to reliance on single occupancy car use by occupiers of the dwellings, other considerations came into play. For example Great Yarmouth Borough's approach to new dwellings in such villages, the site having few constraints and the Housing White Paper which refers to enabling villages to thrive. This is discussed in the Site Assessment as referred to previously.

The site will largely be discreet from the majority of the village but lies adjacent to development on Croft Hill and Mill road and will be adjacent to rear gardens of those properties. Given the constraints of the site and the existing pattern of development in the village it is considered that around 4 modest dwellings might be accommodated on the site. Consideration should be given to the existing form of development both immediately adjacent and in the wider settlement, Semi-detached forms or small terraces could be employed both of which feature prominently within the village. Care should also be taken with the detailed design so that the insertion contributes positively to the village and its continued development over time. A pallete of materials should be considered which complements the existing settlement or contrasts to it in a complementary manner. As always quality in terms of design, detailing and materials will be critical in achieving a finished product which positively contributes to the character of the settlement.

Proposers are required to engage early with the Broads Authority and Parish Council on the issues of mix of uses, site layout and design. Great Yarmouth Borough Council Housing Team also needs to be engaged in relation to the type of and size of dwellings needed in the area. In determining the housing to be delivered on site, the applicant should consider if the provision of serviced self-build plot(s) and/or the provision of starter homes is possible on this site.

Proposals will need to meet the requirements of policy PODM35 as the Stokesby area generally has good to very good dark skies.

There may be a requirement for an evidence based, project level HRA, to inform the proposal.

It is anticipated that the dwellings could be delivered by the end of 2019

Evidence used to inform this section

See Site Assessment.

Monitoring Indicators

Planning Applications permitted in accordance with (or otherwise) this policy.

_

⁴ xxxxx

⁵ It has a shop, pub, village hall, play area and moorings according to the Settlement Study. http://www.broads-authority.gov.uk/__data/assets/pdf_file/0006/764475/Broads-Authority-Settlement-Study-no-hierarchy-in.pdf.

Broads Authority Planning committee

26 May 2017 Agenda Item No: 11

Wroxham Neighbourhood Plan Designating Wroxham as a Neighbourhood Area

Report by Planning Policy Officer

Summary: The report briefly introduces the Wroxham Neighbourhood

Plan.

Recommendation: That the Planning Committee agrees to Wroxham becoming a

Neighbourhood Area in order to produce a Neighbourhood

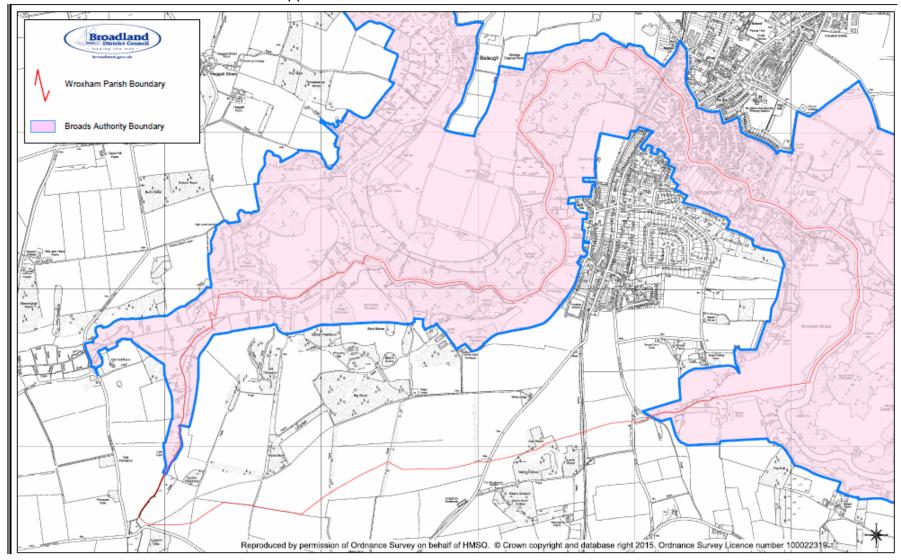
Plan.

1. Neighbourhood Planning

- 1.1. Neighbourhood planning was introduced through the Localism Act 2011. Neighbourhood Planning legislation came into effect in April 2012 and gives communities the power to agree a Neighbourhood Development Plan, make a Neighbourhood Development Order and make a Community Right to Build Order.
- 1.2. A Neighbourhood Development Plan can establish general planning policies for the development and use of land in a neighbourhood, for example:
 - where new homes and offices should be built
 - what they should look like
- 1.3. Under the Neighbourhood Planning (General) Regulations 2012, parish or town councils within the Broads Authority's Executive area undertaking Neighbourhood Plans are required to apply to the Broads Authority and the relevant District Council to designate the Neighbourhood Area that their proposed plan will cover.
- 2. Once these nominations are received there was a requirement to consult on the proposal for 6 weeks. However an update to the National Planning Policy Guidance has removed the need to consult for 6 weeks. As such, it is for the Local Planning Authority to agree for it to become a Neighbourhood Area in order to produce a Neighbourhood Plan.

3. Wroxham Neighbourhood Area

3.1. Wroxham Parish Council has submitted the application for their entire Parish. Source: Broadland District council.



NB/SAB/rptpc260517/Page 2 of 3/120517

4. About Wroxham Neighbourhood Area application.

- It covers the entire Parish.
- The nomination was received on 5 May 2017.
- There are no known or obvious reasons to not agree the Neighbourhood Area.

5. Links of relevance:

- 5.1. The Broads Authority Neighbourhood Planning webpage:
 http://www.broads-authority.gov.uk/planning/future-planning-and-policies/neighbourhood-planning.html
- 5.2. Broadland Council's Neighbourhood Planning webpage: https://www.broadland.gov.uk/info/200164/neighbourhood_plans/404/areas_with_neighbourhood_plans_in_progress
- 5.3. Some guidance/information on Neighbourhood Planning: http://www.rtpi.org.uk/planning-aid/neighbourhood-planning/

6. Financial Implications

- 6.1. Occasional Officer time in supporting the process (as required by regulations).
- 6.2. There will be no cost to the Broads Authority for the referendum at the end of the process as Broadland District Council have agreed to take on this task and cost.

7. Conclusion and recommendation

7.1. It is recommended that the Planning Committee agrees to Wroxham becoming a Neighbourhood Area in order to produce a Neighbourhood Plan.

Background papers: None

Author: Natalie Beal Date of report: 10 May 2017

Appendices: None

Broads Authority
Planning Committee
26 May 2017
Agenda Item No 12

Review of Recent Appeal Decisions

Report by Head of Planning and Historic Environment Manager

Summary: The Planning Inspectorate has recently allowed three planning

appeals, where the issue was around design so it is appropriate

to review the LPAs approach to these matters.

Recommendation: Members' views are requested.

1.0 Introduction

- 1.1 In early 2017 the Broads Authority received the decisions on three planning appeals where the substantive issue under consideration had been design and/or materials; in each case the appeal was allowed. Members have requested a detailed report on the decisions, and the background to the LPA decision, so that they can consider the approach to take to these matters in future. This is timely considering the on-going review of the Local Plan.
- 1.2 Prior to setting out the specific decisions, it is useful to note some background relating to planning appeals.

2.0 Background

- 2.1 When a planning application is refused the applicant has the right to appeal against the decision of the Local Planning Authority (LPA) to the Planning Inspectorate (PINS). On receipt of the appeal PINS will appoint a Planning Inspector who will consider the submissions of both parties and make a site visit before coming to his/her decision on the proposal. He/she will either dismiss the appeal (ie find for the LPA) or allow it (ie find for the appellant). There are a number of different appeal procedures, but the purpose of the appeal provision and overall outcome are the same, so the process is unimportant for the purposes of this report.
- 2.2 Members will recall that Government recently announced its intention to commence the monitoring of appeal decisions, using an LPA's success rate at appeal as a proxy for quality of decisions. Monitoring is to commence in 2018 (with the first monitoring period covering April 2015 to March 2017) and any LPA with an 'appeal allowed' rate of over 10% will be considered to be failing. Further details are set out in the report to Planning Committee on 6 January 2017.
- 2.3 The appeal success rate is a useful proxy to judge quality of decision-making, but, for LPAs, it is also a mechanism to understand how its policies are interpreted by PINS if an LPA is winning all its appeals then it may be

setting the policy threshold too low, and vice versa. The decisions on the appeals under review here are an example of this process in action.

3.0 The subject appeals

3.1 The details of the three appeals which are the subject of this review are as set out below. A summary of the decisions of the Planning Inspectors and a commentary on the three decisions are set out at section 4.

APP/E9505/W/16/3158503: 50 Riverside Estate, Brundall NR13 5PU

3.2 This appeal related to the construction of a replacement chalet without compliance with the planning conditions, resulting in a building where the size, height, fenestration pattern and some of the materials were not as approved. The variations were considered to be acceptable, with the exception of the material as the change from the approved timber to uPVC windows and doors were considered to result in detriment to the character and appearance of the area.

APP/E9505/D/16/3163616: 70 Riverside Estate, Brundall NR13 5PU

3.3 This appeal related to the cladding of a riverside chalet in a uPVC material. This work was undertaken without planning permission and a retrospective application to retain it was refused under delegated powers. The uPVC replacement materials was not considered by the LPA to be a high quality material or appropriate to its context or was it considered to be a sustainable material. Overall it was considered that the material would result in detriment to the character and appearance of the area.

APP/E9505/C/16/3154806: Hall Common Farm, Ludham NR29 5NS

3.4 This appeal related to an Enforcement Notice served further to the installation of a metal roller shutter door installed on a boatshed instead of the timber one which had been approved. It was considered by the LPA that this had a detrimental impact on the character and appearance of the area, including the Ludham Conservation Area and the listed farmhouse in the ownership of the appellant.

4.0 The decisions on the subject appeals

4.1 Each of the appeals involved design grounds, so it is useful to reproduce adopted policy DP4 (Design) here:

DP4 Design

All development will be expected to be of a high design quality. Development should integrate effectively with its surroundings, reinforce local distinctiveness and landscape character and preserve or enhance cultural heritage. Innovative designs will be encouraged where appropriate.

Proposals will be assessed to ensure they effectively address the following matters:

- a) **Siting and layout:** The siting and layout of a development must reflect the characteristics of the site in terms of its appearance and function.
- b) Relationship to surroundings and to other development: Development proposals must complement the character of the local area and reinforce the distinctiveness of the wider Broads setting. In particular, development should respond to surrounding buildings and the distinctive features or qualities that contribute to the landscape, streetscape and waterscape quality of the local area. Design should also promote permeability and accessibility by making places connect with each other and ensure ease of movement between homes, jobs and services.
- c) **Mix of uses:** To create vitality and interest, proposals should incorporate a mix of uses where possible and appropriate.
- d) **Density, scale, form and massing:** The density, scale, form, massing and height of a development must be appropriate to the local context of the site and to the surrounding landscape/streetscape/waterscape character.
- e) **Appropriate facilities:** Development should incorporate appropriate waste management and storage facilities, provision for the storage of bicycles, connection to virtual communication networks and, if feasible, off-site provision for a bus shelter and/or a bus service serving the development.
- f) **Detailed design and materials:** The detailing and materials of a building must be of high quality and appropriate to its context. New development should employ sustainable materials, building techniques and technology where appropriate.
- g) **Crime prevention:** The design and layout of development should be safe and secure, with natural surveillance. Measures to reduce the risk of crime and antisocial behaviour must however not be at the expense of overall design quality.
- h) Adaptability: Developments should be capable of adapting to changing circumstances, in terms of occupiers, use and climate change (including change in water level). In particular, dwelling houses should be able to adapt to changing family circumstances or ageing of the occupier and commercial premises should be able to respond to changes in industry or the economic base.
- i) Flood Risk and Resilience: Development should be designed to reduce flood risk but still be of a scale and design appropriate to its Broads setting. Traditional or innovative approaches may be employed to reduce the risks and effects of flooding.
- j) **Biodiversity:** The design and layout of development should aim to maintain, and enhance, restore or add to biodiversity.
- 4.2 The full decisions on the appeals are set out at Appendices 1, 2 and 3 respectively, but are summarised as set out below.

APP/E9505/W/16/3158503: 50 Riverside Estate, Brundall NR13 5PU

- 4.3 The appeal was allowed by the Inspector in a decision letter dated 13 January 2017. In coming to this decision he noted that "... there were numerous other chalets along the eastern bank which also had uPVC window and door frames ..." (para 6) and that "...The overriding character of this area is chalets which have uPVC window and door frames" (para 7). On this basis he concluded that the use of uPVC on the subject property would not give rise to any material harm to the overall character and appearance of the area.
- 4.4 His attention was drawn by the LPA to adopted policy DP4 of the Development Management Policies DPD (2011), which requires development

to achieve a high standard of design. He noted that the subject property had used a wood effect finish to the windows plus a wooden trim and considered that this represented a higher standard of appearance than other properties with uPVC in the area and considered the policy objectives to be met.

APP/E9505/D/16/3163616: 70 Riverside Estate, Brundall NR13 5PU

- 4.5 The appeal was allowed by the Inspector in a decision letter dated 14 February 2017. In coming to this decision he noted that the style of chalets in the area was varied and there was also a "... mixed approach to the fenestration detailing, roof materials and exterior appearance of the properties with some having timber boarding, some plastic cladding, cement fibre boards (at no 71) and some painted render". He commented that "... from what I saw, I am not convinced that from either the road or river frontage, it would be possible to differentiate the difference between timber exterior cladding and the PVC cladding used ... in my view the chalet at the appeal site has the appearance of well maintained timber cladding in size, depth of planks and the manner by which it has been attached to the property ..." (para 7).
- 4.6 In its refusal of the application, the LPA referred to the uPVC materials used as not being high quality, locally sourced or sustainable (as required by policy DP4), noting that no information had been provided by the applicant to support their case that the material would offer sustainability benefits over timber. Information on the performance of the cladding material was then provided at the appeal stage, leading the Inspector to conclude that the material was a sustainable product.
- 4.7 Having concluded, therefore, that the material was visually comparable to timber boarding in the area and was intrinsically acceptable under policy DP4 in terms of its composition, the appeal was allowed.

APP/E9505/C/16/3154806: Hall Common Farm, Ludham NR29 5NS

- 4.8 The appeal was allowed by the Inspector in a decision letter dated 6 January 2017. In coming to this decision he noted that the boathouse is a large structure with a simple, modern feel, and that it is difficult to obtain a view of the roller shutter door except from a path on the appellant's land, or from the water. He notes that from close inspection it is clear that the shutter door is made of metal "... but from further away, this distinction becomes harder to see. In my view, from only a few metres away, it would be difficult to tell whether the shutter was wooden or metal" (para 7). He did not agree that there was a visual relationship between the boathouse and the listed farmhouse which it serves, and indeed considered the relationship between the farmhouse and the river (on which the boathouse sits) to be "tenuous at best".
- 4.9 In the decision he makes some useful comments about roller shutter doors, noting that they have a different visual impact to side hung doors, and notes "... it seems to me that once one has accepted that roller shutter doors are acceptable, and according to the appellant, this is typical of new boathouses

- around the Broads, as long as subdued colours are used, it does not matter whether they are wooden or metal" (para 7).
- 4.10 He concluded therefore that the metal shutter doors were intrinsically acceptable, that the absence of any public viewpoints reinforced this and the appeal was allowed.

5.0 Commentary

- 5.1 Whilst obvious, it is worth stating that officers were disappointed with the outcomes of the above appeals. Refusals of planning permission are unusual at the Broads Authority as free pre-application discussions weed out a lot of unpromising schemes, and officers work proactively with applicants to make sure schemes which are submitted meet the high standards required by planning policy. Officers considered that the above schemes did not meet the policy threshold.
- 5.2. The consistent factor in the three appeals was the matter of materials and the impact of these on the character and appearance of the area. In the two cases at Brundall, officers have taken the view that uPVC, whether for windows and doors or cladding, is unacceptable due to its intrinsic qualities and non-traditional appearance; officers have been mindful of the aspiration to drive up design standards and achieve visual betterment over time. PINS, however, have taken the view that uPVC is part of a modern palette of materials and its further use is not inappropriate in an area where there is already a wide mix of materials. The decision at 70 Riverside Estate makes it clear that not all uPVC is equal, and, further, that better quality uPVC can offer enhancement. This is a conclusion that built heritage professionals may find hard to accept.
- 5.3 The decisions of the Inspectors in these two cases do not necessarily mean that uPVC (and other modern materials) are always acceptable, but do make it clear that a much more thorough analysis must be made of the surrounding area if there is already a preponderance of uPVC (and other modern materials) it is likely to be harder to resist further useage.
- 5.4 It is worth noting that the use of uPVC (and other non-traditional materials) does vary significantly across the Broads. It is ubiquitous on stretches of the riverside chalets at Potter Heigham and Repps, used a lot in Brundall (as noted by the Inspectors) and Hoveton, but not so common in Wroxham and Horning, particularly on the larger properties. There is little use of uPVC in Beccles and Bungay, where it is noted that Article 4 Directions are in place.
- 5.5 With regard to the metal roller shutter door, the view of PINS appears to be around the principle itself and the issue is about whether a roller shutter door is intrinsically acceptable rather than the material. This clarification is useful, especially as officers have sought to allow roller shutter doors where pressed by applicants, subject to mitigation using materials or lattice doors forward of the shutter (as here). The decision prompts a different test.

6.0 Financial implications

6.1 No direct implications.

7.0 Conclusion and recommendation

- 7.1 Officers have been disappointed with recent appeal decisions, and the interpretation of policies on design needs to be carefully considered.
- 7.2 Members views on this are requested.

Background papers: Appendices as listed

Appendix 1: Decision APP/E9505/W/16/3158503: 50 Riverside Estate, Brundall

NR13 5PU

Appendix 2: Decision APP/E9505/D/16/3163616: 70 Riverside Estate, Brundall

NR13 5PU

Appendix 3: Decision APP/E9505/C/16/3154806: Hall Common Farm, Ludham

NR29 5NS

Appendix 4: Report to 6 January 2017

Author: Cally Smith/Ben Hogg

Date of report: 15 May 2017

Appeal Decision

Site visit made on 5 December 2016

by Chris Forrett BSc(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government Decision date: 13 January 2017

Appeal Ref: APP/E9505/W/16/3158503 50 Riverside Estate, Brundall, Norwich, Norfolk NR13 5PU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73A of the Town and Country Planning Act 1990 for the development of land carried out without complying with conditions subject to which a previous planning permission was granted.
- The appeal is made by Mr David Hilburn against the decision of The Broads Planning Authority.
- The application Ref BA/2016/0026/COND, dated 9 February 2016, was refused by notice dated 24 March 2016.
- The application sought planning permission for the erection of replacement riverside lodge without complying with a condition attached to planning permission Ref BA/2012/0394/FUL, dated 28 February 2013.
- The condition in dispute is No 2 which states that: The development hereby permitted shall be carried out in accordance with the submitted plans (drawing numbers 1 (measured survey), 2 (floor plan and site plan), 3 (north and south elevations), 4 (east and west elevations and section A-A), 5 (setting out and piling), photographs of existing chalet, location plan, letter from applicant of 24-12-2012, protected species survey, building regulation notes, flood risk assessment and preliminary notes received by the local planning authority on the 31 December 2012, letter from applicant of 3 February 2013 received by the local planning authority on the 5 February 2013, letter from applicant of 12 February 2013 received by the local planning authority on the 15 February 2013 and email from applicant of the 20 February 2013).
- The reason given for the condition is: For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.

Decision

 The appeal is allowed and planning permission is granted for the erection of replacement riverside lodge at 50 Riverside Estate, Brundall, Norwich, Norfolk NR13 5PU in accordance with the application Ref BA/2016/0026/COND made on the 9 February 2016 without complying with condition Nos 1, 2, 5 and 6 set out in planning permission No BA/2012/0394/FUL granted on 28 February 2013 by The Broads Planning Authority, but otherwise subject to the conditions set out in the schedule to this decision letter.

Procedural Matter

2. At my site visit I saw that the replacement chalet had already been constructed, although this differed from the plans submitted with the appeal. The Council, in their officers report, have outlined the differences between the previously approved development and what has been built on site. The Council also determined the application on the basis of retaining the development as built. Therefore, notwithstanding the submitted plans, given that the intention

of the application was to retain the development as built I have dealt with the appeal on this basis.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

- 4. The appeal site is located along the eastern bank of the River Yare where there is a ribbon development of waterside chalets. The chalets are accessed via a private road beyond which there are various commercial buildings.
- 5. Planning permission was granted on 28 February 2013¹ for a replacement chalet building. During the course of the consideration of that application, the materials proposed for the window and door frames were amended from uPVC to timber. The replacement chalet was subsequently constructed using uPVC frames. The chalet also differs in terms of its size, height and fenestration. However, the Council have not raised any objection these changes and I have no reason to disagree.
- 6. From my site visit I saw that there were numerous other chalets along the eastern bank which also had uPVC window and door frames. These frames included ones with a standard white finish to various brown and wood effect finishes. I also noted that some of the commercial buildings on the opposite side of the private road also utilised uPVC.
- 7. The overriding character of this area is chalets which have uPVC window and door frames. I do however acknowledge that some chalets have timber or metal frames.
- 8. Given the character of the existing chalets, in this case, I consider that the use of such a material does not give rise to any material harm the overall character and appearance of this attractive area. In coming to that conclusion, I acknowledge that uPVC has some contrasting properties to timber, including having a flatter and bulkier appearance. Furthermore, the use of a wood effect finish to the frames, together with recycled timber for the exterior trim, presents a higher standard of appearance than the other chalets I saw with uPVC.
- 9. Policy BRU1 of the Site Specific Policies Local Plan 2014 (LP) and Policy DP4 of the Local Development Framework Development Management Policies 2011-2021 Development Plan Document 2011 (DMPDPD) seek to ensure that development achieves a high design quality which integrates effectively with its surroundings and reinforces local distinctiveness. Given the appearance of the windows and doors, and in combination with the rest of the development, I consider that the proposal accords with aims and objectives of these policies.
- 10. I have also had regard to the Brundall Neighbourhood Plan 2016-2026 (NP). Whilst the NP does not include any specific policies which are relevant to the appeal development, one of the objectives of the NP is to protect and enhance local distinctiveness in the built and natural environment. In this case, the development accords with that objective.

¹ BA/2012/0394/FUL

- 11. My attention has been drawn to other appeal decisions which also dealt with the issue of the use of uPVC². Whilst the Hoveton case considers works at a riverside chalet, I am unaware of the full details of this case or the character of the surrounding area. The Fleggburgh decision considered a conservatory and is a significantly different form of development to the current appeal. Whilst the sustainability conclusions relating to the use of uPVC in that decision is noted (and its compliance with Policy DP4 of the DMPDPD), the Council in this appeal have also stated that there is no development plan policy which does not allow the use of uPVC. Notwithstanding these decisions, I have considered this case on its individual merits.
- 12. For the above reasons I conclude that the uPVC used in the development does not harm the character and appearance of the area. The development would still therefore accord with Policy BRU1 of the LP, Policy DP4 of the DMPDPD and the objectives of the NP.

Conditions

- 13. As the development has already been implemented it is not necessary to impose a time limit condition for the implementation of the development. Given that the submitted plans do not accurately reflect the as built development, and that the development has already been implemented, a condition specifying the approved details is not necessary.
- 14. In relation to biodiversity matters, it is necessary to include a condition relating to a bat box as per the protected species survey report from the previous permission.
- 15. Conditions relating to the void beneath the dwelling and the retention of the finished floor level at 2.00 AOD are necessary to ensure that the occupants of the dwelling are not at undue risk of flooding and that there is adequate flood storage to minimise risk both on and off site. Given that the development has already been completed, and what is on site, it is not necessary to include the flood proofing measures detailed on drawing no 5 of permission BA/2012/0394/FUL.
- 16. In respect of the restriction of permitted development rights, it is necessary to restrict development under Schedule 2, Part 1, Classes A, D, and E of The Town and Country Planning (General Permitted Development) (England) Order 2015 to protect the character and appearance of the area. However, I consider it unnecessary to restrict minor roof alterations under Class C, and no permitted development rights exist under Class B as the site is located on Article 2(3) land.

Conclusion

17. For the reasons set out above, I conclude that the appeal should be allowed and planning permission granted to retain the replacement riverside lodge as built.

Chris	Forrett
(,111113)	TUITELL

INSPECTOR

² APP/E9505/A/13/2191650 & APP/E9505/D/12/2186568

SCHEDULE OF CONDITIONS

- 1) One bat box shall be retained on the replacement dwelling for the life of the development in accordance with the details at section 6 of the approved Protected Species Survey (submitted in respect of application BA/2012/0394/FUL).
- 2) The development hereby permitted shall be retained with a minimum finished floor level of 2.00m AOD.
- 3) The void beneath the dwelling shall remain open and clear of obstruction for the lifetime of the development.
- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order) no building or structure permitted by Classes A, D and E of Schedule 2 Part 1 shall be erected unless planning permission has first been granted by the local planning authority.

Appeal Decision

Site visit made on 7 February 2017

by Christa Masters MA (hons) MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government Decision date: 14 February 2017

Appeal Ref: APP/E9505/D/16/3163616 70 Riverside Estate, Brundall, Norfolk NR13 5PU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr David Wright against the decision of The Broads Planning Authority.
- The application Ref BA/2016/0263/HOUSEH, dated 4 July 2016, was refused by notice dated 6 September 2016.
- The development proposed is to recover existing exterior cladding with 'A'+ Rated Cellular P.V.C. with increased fire resistance and thermal insulation from "Fortex" the fully sustainable product by "Free Form" as recommended by the building research est. green guide.

Decision

1. The appeal is allowed and planning permission is granted to recover existing exterior cladding with 'A'+ Rated Cellular P.V.C. with increased fire resistance and thermal insulation from "Fortex" the fully sustainable product by "Free Form" as recommended by the building research est. green guide. at 70 Riverside Estate, Brundall, Norfolk NR13 5PU in accordance with the terms of the application, Ref BA/2016/0263/HOUSEH, dated 4 July 2016 and the plans submitted with it.

Procedural Matters

- 2. The appellant has confirmed that the development has taken place and been completed.
- 3. A recent appeal decision has been issued at No 50 Riverside Estate¹. I also note the Council have referred to two further appeal decisions². I shall return to these decisions below.

Main Issue

4. The effect of the proposal on the character and appearance of the area.

Reasons

5. The appeal site comprises a single storey riverside lodge located on the River Yare. The property is located at the southern end of a private road and the

¹ APP/E9505/W/16/3158503

² APP/E9505/D/12/2186568 and APP/E9505/A/13/2191650

- area fronting the river is characterised by chalet properties. Beyond this, there are a number of larger scale commercial buildings.
- 6. As part of my site visit I was able to view the appeal site from both the road frontage as well as the river itself. The appeal property and the neighbouring dwellings are set in relatively uniform plots with access to the river. The properties are similar but not uniform in appearance, with a number of properties varying in height and style. There is also a mixed approach to the fenestration detailing, roof materials and exterior appearance of the properties with some having timber boarding, some plastic cladding, cement fibre boards (at no 71) and some painted render. There is also a variety in the exterior colours used at the properties. Overall, as one would expect, the properties have an overriding riverside appearance.
- 7. The Council consider that the PVC boarding which has been used to cover the exterior of the property presents a uniform and suburban feature. In my view, the exterior of the property must be considered in the context of the surrounding chalets. From what I saw, I am not convinced that from either the road or river frontage, it would be possible to differentiate the difference between timber exterior cladding and the PVC cladding used. I acknowledge that the cladding would not weather and soften in appearance in the same manner as traditional wood. However, from what I saw on the site visit and given the sites riverside location, a majority of the chalets with timber are well maintained with appropriate wood stain treatment which limits any evidence of weathering. In my view, the chalet at the appeal site has the appearance of well maintained timber cladding in size, depth of planks and the manner by which it has been attached to the property. It is appropriate to its surroundings. I am unable to agree with the Council's view that the cladding has resulted in a uniform or suburban feature.
- 8. The Council also contend that the material is neither high quality, locally sourced or sustainable. I have no information before me to support the Council's assertion that the product is not high quality. I have not been referred to any development plan policies which specify that materials should be locally sourced. The appellant has however provided detailed information regarding the composition of the cladding, its energy consumption during manufacturing, the thermal insulation qualities and the low maintenance associated with the product. On balance, and based on the information presented, I am of the view that the proposal represents a sustainable product which, in the circumstances of this appeal, is appropriate to the site context.
- 9. Turning to the other appeal decisions which have been submitted, the recent appeal decision at No 50 Riverside Estate appears to relate to the provision of a replacement dwelling and the use of uPVC windows and doors. This is different to the issue before me. In relation to the two further appeal decisions which have been referred to by the Council, neither of these are located on the Riverside Estate. The decision at Fleggburgh related to the provision of a replacement rosewood conservatory to the side elevation of the property. Whilst I note the Inspectors conclusions regarding the sustainable of the uPVC material proposed, I am not aware of what evidence was presented to that Inspector on this matter. The other decision at Hoveton related to the provision of uPVC windows and doors and a conservatory with living room extension. Here, it would appear that the Inspector considered the effect of these additions in the context of the existing timber walls. Again, this is not

directly comparable to the issue before me. I therefore find that there are limited similarities I can draw between these decisions and the appeal before me. In any event, each proposal must be considered on its own merits as is the case here.

10. I therefore conclude that the proposal does not result in material harm to the character and appearance of the area. It therefore accords with policy DP4 of the Development Management Policies (DPD) 2011 as well as policies BRU1 of the Site Specific Policies Local Plan (LP) 2014. Policy DP4 advises that al development is expected to be of a high quality design which should integrate effectively with its surroundings, as well as reinforcing local distinctiveness. Policy BRU 1 advises that the riverside chalet area will be managed to retain its contribution to the enjoyment and economy of the Broads.

Conditions

11. As the development has already taken place, it is not necessary to impose a time limit condition. As the only plans submitted are a location plan and photographs of the chalet and completed works, a condition specifying the approved details is also not necessary.

Conclusions

12. For the reasons set out above, I conclude that the appeal should be allowed.

C Masters

INSPECTOR

Appeal Decision

Site visit made on 4 January 2017

by Simon N Hand MA

an Inspector appointed by the Secretary of State for Communities and Local Government Decision date: 06 January 2017

Appeal Ref: APP/E9505/C/16/3154806 Hall Common Farm, Hall Common, Ludham, Norfolk, NR29 5NS

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
- The appeal is made by Stephen Pitkethly against an enforcement notice issued by The Broads Planning Authority.
- The enforcement notice was issued on 18 May 2016.
- The breach of planning control alleged in the notice is failure to comply with conditions Nos 2 and 3 of a planning permission Reference BA/2014/0408/COND granted on 9 February 2015.
- The development to which the permission relates is "Variations on conditions 2 and 5 on planning permission BA/2014/0271/HOUSEH for omission of hinged doors and substitution of a roller shutter door on new boathouse". The conditions in question are No 2 which states that: The development hereby permitted shall be carried out in accordance with the submitted application form date stamped 3rd December 2014, Heritage Statement date stamped 12th December 2014 and plans titled 'Plans, Elevations and Section' drawing number 5500.1B, and AMENDMENT regarding the use of timber rather than metal titled in information sheet titled 'Timber Roller Shutter Door' dated 21/12/2014, unless otherwise first agreed in writing by the Local Planning Authority; and No 3 which states that Prior to the installation of the roller shutter door hereby approved the following will be provided to the Local Planning Authority for their written approval and that written approval to have been given; a. Details of the proposed finish (treatment) of the door b. Joinery details (1:20 section and profile drawings) of the door The development shall then be constructed and retained in full accordance with the approved details and retained for the lifetime of the development.
- The notice alleges that the conditions have not been complied with in that a metal roller shutter door has been installed instead of a timber roller shutter door.
- The requirements of the notice are: 5.1 to remove the metal roller shutter door from the premises; 5.2 to remove from the premises all materials arising from compliance with paragraph 5.1 above and then make good with timber roller doors in accordance with planning permission BA/2014/0408/COND.
- The period for compliance with the requirements is 5.1 4 weeks; 5.2 8 weeks.
- The appeal is proceeding on the grounds set out in section 174(2) (a) and (f) of the Town and Country Planning Act 1990 as amended.

Decision

1. The appeal is allowed and the enforcement notice is quashed. In accordance with section 177(1)(b) and section 177(4) of the 1990 Act as amended, the conditions Nos 2 and 3 attached to the planning permission dated BA/2014/0408/COND granted on 9 February 2015 by the Norfolk Broads Authority are discharged and a new condition is substituted.

- 2. Planning permission is granted on the application deemed to have been made under section 177(5) of the 1990 Act as amended for *Variations on conditions 2* and 5 on planning permission BA/2014/0271/HOUSEH for omission of hinged doors and substitution of a roller shutter door on new boathouse without complying with the said conditions but subject to the other conditions attached to that permission and to the following new condition:
 - 1) The roller shutter shall be painted black to match the colour of the walls of the boathouse and shall thereafter be retained as such.

The Appeal on Ground (a)

- 3. The boathouse has been completed and there is no dispute that the conditions have not been complied with as alleged. Originally the permission allowed only wooden side-hinged doors to be used on the boathouse. The appellant never considered these would be practical as the opening is 7m, and the doors would have to be so large they would be too heavy for the hinges and be difficult to open. Having got the planning permission he then applied for a variation to allow a metal roller shutter to be used instead. The Authority was unwilling to allow this but agreed a compromise which would be a timber roller shutter. When the roller shutter was installed the Authority realised it was a metal shutter. The appellant then sought a non-material amendment (NMA) to the original permission for a pair of hinged timber lattice doors to disguise the metal roller shutter. The Authority agreed to this, and offered to not pursue an enforcement notice against the metal shutters if the proposed timber lattice doors were installed. In the event the appellant decided he would prefer to keep the metal shutter without the timber lattice doors and so did not implement the NMA. An enforcement notice was issued to ensure a timber roller shutter is used and that is the subject of this appeal, with the implementation of the NMA as a potential fallback to be considered under ground (f).
- 4. The site lies within the Broads National Park and the Ludham Conservation Area, as well as being within the setting of the appellant's listed farmhouse. There is no dispute that this is an area of considerable design sensitivity and that the relevant policies are contained within the Authority's Development Plan Document (2011), which seek to protect the fabric and setting of historic assets in the Broads, its visual amenity and encourage high design quality (DP4, DP5 and DP28). The Council also refer to the NPPF which requires development to reinforce local distinctiveness and protects the significance of listed buildings.
- 5. The boathouse is a large structure, a simple rectangular building with a pitched roof, with wooden cladding painted black. It has a dark metal panelled roof and a glass gable end giving it a simple modern feel. I am aware the Authority's document 'Building at the Waterside' notes that black pitch coatings on timber have become a distinctive local style. The boathouse stands on a pontoon at the end of a track that leads from the rear of the listed farmhouse down to a narrow channel that provides access to the Womack Water, a stream that feeds into the main river to the south. A private footpath leads from the front of the boathouse to the end of the channel giving views along the Womack Water. The Womack Water at this point splits around an island, the main channel being on the far side away from the channel that provides access to the boathouse. This is an area of mixed woodland and fen and apart from boats using this subsidiary channel, there would be no public views of the

boathouse at all. From the end of the small channel, looking back towards the boathouse, it can be seen tucked away behind a clump of trees.

- 6. The listed farmhouse is seen across a field in the distance, itself partially hidden by trees. From this distance there is no apparent relationship between the boathouse and the farmhouse. The significance of the farmhouse does not lie in its relationship to the water, which is tenuous at best, and although the farmhouse can be seen from the boathouse, there are no important visual links between the two buildings; they appear to be entirely separate. In my view the boathouse building as a whole does not impinge on the setting of the listed farmhouse, and the impact of the roller shutter is thus minimal. There is no impact on the significance of the heritage asset, the setting of which is therefore, preserved.
- 7. As would be expected, the back of the boathouse faces inland, and it is difficult to obtain a view of the roller shutter except from the path on the appellant's land or from the water. From close too, the black shutter appears to be clearly made of metal rather than wood, but from further away, this distinction becomes harder to see. In my view, from only a few metres away, it would be difficult to tell whether the shutter was wooden or metal. The Council would prefer side hung wooden doors, but they have granted permission for a wooden roller shutter. A roller shutter has quite a different visual impact to a pair of doors, but it seems to me that once one has accepted that roller shutters are acceptable, and according to the appellant, this is typical of new boathouses around the Broads, as long as subdued colours are used, it does not matter whether they are wooden or metal. Particularly in this case where the boathouse is partially hidden and away from any obvious viewpoints. In my view therefore, there is no conflict with policies DP4, 5 and 28.
- 8. I am aware of the appellant's arguments that it is actually impossible to find a manufacturer of timber roller shutters wider than 6m, and that the lattice-work doors are not an effective remedy as they could merely be left open, thus failing to hide the shutter at all. I also consider the lattice-work doors would merely serve to draw attention to the boathouse, which would otherwise be unnoticed by all but the most eagle-eyed of passing boaters. However, I have given these matters little weight as I have determined the appeal on its merits.
- 9. I shall quash the notice and discharge the two conditions. As condition 3 includes a retention clause, I shall add this back in as a new condition to ensure the roller shutter is maintained the same colour as the boathouse. There is no need to consider the appeal on ground (f).

Simon Hand

Inspector

Broads Authority
Planning Committee
26 May 2017
Agenda Item No 13

Appeals to the Secretary of State: Update

Report by Administrative Officer

Summary: This report sets out the position regarding appeals against the

Authority since January 2017.

Recommendation: That the report be noted.

1 Introduction

1.1 The attached table at Appendix 1 shows an update of the position on appeals to the Secretary of State against the Authority since January 2017.

2 Financial Implications

2.1 There are no financial implications.

Background papers: BA appeal and application files

Author: Sandra A Beckett
Date of report 12 May 2017

Appendices: APPENDIX 1 – Schedule of Outstanding Appeals to the

Secretary of State since January 2017

APPENDIX 1

Schedule of Outstanding Appeals to the Secretary of State since January 2017

Start Date of Appeal	Location	Nature of Appeal/ Description of Development	Decision and Date
25 January 2017	P/E9505/W/16/3164553 BA/2016/0007/REF Land at	Appeal against refusal	Delegated Decision 24 June 2016
	Griffin Lane, Thorpe St Andrew	Boatshed, storage container and shelter	Questionnaire submitted 31 January 2017
	BCK Marine		
			Statement of case sent 24 February 2017
			DISMISSED 21 April 2017
3 April 2017	APP/E9505/W/17/3169091 BA/2016/0284/CU Violet Cottage, Irstead	Appeal against refusal	Delegated Decision 3 October 2016
	Road, Neatishead	Retrospective	Questionnaire and
		application to use	Notification Letters
	Mr Simon Ciappara	annexe building as holiday	sent 4 April 2017
		accommodation	Statement of Case due by 8 May 2017
Awaited	APP/E9505/W/17/3170595 BA/2016/0343/FUL The Workshop	Appeal against refusal	Delegated Decision 20 January 2017
	Yarmouth Road	Change of use of outbuilding (MT	Awaiting start date
	NR29 5QF	Shed) to residential dwelling	
	Dr Rupert Gabriel	, and the second	
Awaited	APP/E9505/C/17/3173753 APP/E9505/C/17/3173754 BA/2015/0026/UNAUP2	Appeal against Enforcement	Committee Decision 3 March 2017
	Burghwood Barnes Burghwood Road, Ormesby St Michael	Unauthorised development of agricultural land as	
	Mr D Tucker Miss S Burton	residential curtilage	

Start Date of Appeal	Location	Nature of Appeal/ Description of Development	Decision and Date
Awaited	APP/E9505/W/17/3174937 BA/2016/0356/COND Waveney Inn and River Centre Staithe Road Burgh St Peter	Appeal against conditions 1 and 6 (Temporary approval and passing bay signs) of permission BA/2016/0064/CON D (April 2016)	Committee Decision 9 December 2016 re BA/2016/0356/COND (condition re passing bay signs removed under this application.)

Decisions made by Officers under Delegated Powers

Report by Director of Planning and Resources

Broads Authority Planning Committee

26 May 2017

Agenda Item No 14

•	This report sets out the delegated decisions made by officers on planning applications from 19 April 2017 That the report be noted.			to 11 May 2017
Application	Site	Applicant	Proposal	Decision
Beccles Town Council				
BA/2017/0049/COND	Beccles Swimming Pool Puddingmoor Beccles NR34 9PL	Mr Mike Summers	Variation of condition 2: approved plans, and condition 3: flood risk assessment of permission BA/2016/0108/FUL.	Approve Subject to Conditions
Coltishall Parish Coun	cil			
BA/2017/0085/HOUSEH	H Bells Grove 4 White Lion Road Coltishall Norwich Norfolk NR12 7AR	Mr P Stevenson	Single storey front extension	Approve Subject to Conditions
Gillingham Parish Cou	ncil			
BA/2017/0077/HOUSEH	l 3 River View Gillingham NR34 0PB	Mr & Mrs G Smith	Conservatory and balcony extension	Approve Subject to Conditions
Horning Parish Counci	il			
BA/2017/0075/FUL	J B Boat Sales 106 Lower Street Horning Norwich Norfolk NR12 8PF	Mr John Buchanan	Proposed revised floor area and eaves detail. Replacement modular building to accommodate an office, shop and stock room.	Approve Subject to Conditions
BA/2017/0083/HOUSEH	1 Racing Reach South Quays Lane Horning Norfolk NR12 8JR	Mr Peter Bright	Replacement quayheading.	Approve Subject to Conditions

AC/SAB/rptpc260517.120517 156

Application	Site	Applicant	Proposal	Decision
Hoveton Parish Council				
BA/2017/0093/FUL	National Westminster Bank Plc Station Road Hoveton Norfolk NR12 8UR	Ms Lindsay Little	Alterations to the facade of existing shop front.	Approve Subject to Conditions
BA/2017/0094/ADV			Display of 1 facia and 1 hanging sign.	Approve Subject to Conditions
Ludham Parish Council				
BA/2017/0096/COND	Broadlands Caravan Site Johnson Street Ludham Norfolk NR29 5NY	Mr Joe Sollner	Variation of condition 2: approved plans, of permission BA/2016/0275/FUL.	Approve Subject to Conditions
Thorpe St Andrew Town	Council			
BA/2017/0082/LBC	Rushcutters 46 Yarmouth Road Thorpe St Andrew Norwich Norfolk NR7 0HE	Green King Brewery	Replacement quayheading	Approve Subject to Conditions
BA/2017/0081/FUL				Approve Subject to Conditions
Woodbastwick Parish Co	ouncil			
BA/2017/0061/FUL	Mooring Site And Boathouse Broad Road Ranworth Norwich Norfolk	Mrs Jane Cator	Reroof boathouse with cedar shingles	Approve Subject to Conditions
Wroxham Parish Council				
BA/2017/0100/NONMAT	Ennerdale II Beech Road Wroxham Norwich Norfolk NR12 8TP	Mr And Mrs Chopra	Alterations to footpath, non-material amendment to permission BA/2015/0342/HOUSEH.	Approve

AC/SAB/rptpc260517.120517 157

Application	Site	Applicant	Proposal	Decision
BA/2017/0091/HOUSEH	Ennerdale II Beech Road Wroxham Norwich NR12 8TP	Mr & Mrs Chopra	To erect a rectangular timber shed.	Approve Subject to Conditions
BA/2017/0133/APPCON	Home Farm Skinners Lane Wroxham Norwich Norfolk NR12 8SJ	Wroxham Home Farms	Details of condition 3: landscaping, of permission BA/2016/0374/FUL.	Approve
BA/2017/0122/APPCON	Cobwebs Beech Road Wroxham Norwich Norfolk NR12 8TP	Mr Eric Plane	Discharge of Condition 3 Garage Doors for permission BA/2016/0189/HOUSEH.	Approve

AC/SAB/rptpc260517.120517 158