

Ms Carleton
Local Plan Examination Programme Officer
Planning Department
Broads Authority
Yare House
62-64 Thorpe Road
Norwich
Norfolk
NR1 1RY

E374.C1.BroadsEIP.Let05
7th November 2018

Dear Ms Carlton,

Broads Local Plan: Consultation for Matter 5 Hearing Session Attendees

We respond to the Inspectors consultation set out in your email of the 30th October 2018 on behalf of the Somerleyton Estate who own the Somerleyton Marina. Somerleyton Marina and boatyard is an economic asset to the area. Its early history includes involvement in pioneering research leading to the invention of the Hovercraft, and early innovation in Broads Cruiser design. Now the marina provides a range of services and facilities to the increasing number of private boat owners on the Broads, as well as a sustainable point of access between the waterways, the railways and the tourist office of Somerleyton and the wider area.

The Somerleyton Estate is a major employer and landowner in the village, and has a close and long term interest in the vitality of the village. Many of the distinct housing developments in the village are a result of development carried out by the Somerleyton Estate at various stages in the village's history. The Estate is dedicated to providing long term employment, facilities and services in the village and surrounding area. Somerleyton Hall and Gardens are a major tourist attraction. The Estate runs the Dukes Head pub in Somerleyton which is close to the marina. There is a large agricultural operation on the Estate. The Estate owns and runs the popular Fritton Lake Holiday Resort which provides holiday accommodation in cabins and a camping site and many leisure activities. All these activities employ many local people.

The boatyard and marina were purchased by the Estate in 2011, securing its future. The Estate is committed to improving the marina. For example, this year the Estate gained planning approval to replace existing timber staged moorings with five floating pontoons with improvements to the onshore pathways. The Estate has a long term programme of improving and investing in the marina. Support from the planning authority to allow the improvement of facilities will be important in achieving the long term programme for the marina.

Evolution Town Planning Limited

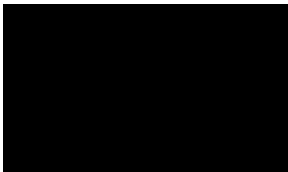
Registered in England Number
10636748



We are pleased at the proposal in the Local Plan to allocate 10 permanent residential moorings. The Somerleyton Marina is an existing marina with good services including water and electricity and existing parking areas. There is an existing toilet block on site which can be upgraded as required. The marina can accommodate permanent residential moorings with little visual impact. We consider that further residential moorings can be allocated at the marina above the 10 currently proposed with little visual and environmental impact. Any new residential moorings would be seen in the context of the existing moorings and infrastructure. Increasing the residential moorings would help sustain the marina for the long term and would help to create more local jobs in the boating industry. The moorings would help to keep the additional waterside services and facilities, such as the slipway and boatlift, viable and operational for the benefit of all. We consider that up to 20 permanent residential moorings could be accommodated at the marina with little difficulty.

We hope that these representations are of assistance, and if any further information is required please do not hesitate to contact us.

Yours sincerely



David Barker MRICS MRTPI
Director