

Application for Determination

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| Parish | Ranworth | | |
| Reference | BA/2011/0397/FUL | Target date | 09/02/12 |
| Location | Ranworth Broad, Broad Road, Ranworth | | |
| Proposal | Temporary, vegetated, circular island raft (550m ²) to be installed within Ranworth Broad for a 5 year lake restoration trial | | |
| Applicant | Kevin Hart - Norfolk Wildlife Trust | | |
| Recommendation | Approve subject to conditions | | |
| Reason referred to Committee | Broads Authority are partners in the application | | |

1 Description of Site and Proposals

- 1.1 Ranworth Broad lies to the north-west of Ranworth Village. It comprises an area approximately 70 acres and is surrounded on all sides by wet grassland and alder carr scrub. The Broad is connected to the River Bure to the north by Ranworth Dam which also connects to Malthouse Broad to the south east. Although connected to the main river, Ranworth Broad has no public access. The Broad is used by the Norfolk Wildlife Trust for educational boat trips and by the landowner and invited parties only.
- 1.2 The Broad is situated within the Bure Broads and Marshes Site of Special Scientific Interest (SSSI), is part of The Broads Special Area of Conservation (SAC), Broadland Special Protection Area (SPA) and Broadland Ramsar site.
- 1.3 The proposal is to introduce a circular vegetated island raft to the south east corner of Ranworth Broad. The raft is proposed to be anchored to the bed of Ranworth Broad to provide a mechanism to test a novel lake restoration technique (water quality enhancement) for a five year trial. The technique involves keeping a small area of the Broad free from fish by the installation of a circular raft containing a pvc curtain and dense reed establishment.
- 1.4 The island raft, which is kept afloat by removable flotation tubes, is proposed to be 30.6m in diameter with an area of 733m² in total, to be made up of 2m x 1m x 1m welded mesh gabions positioned in a circular

arrangement leaving a 530m² open water area within the centre. A pvc biomanipulation curtain is proposed to encircle the island creating a barrier between the turbid water outside the island and clear water within the centre of the island. The technique involves creating an area within the centre of the island which is kept free from fish which would usually feed on the macrophytes like zooplankton. This is a form of biomanipulation which gives the macrophytes the opportunity to thrive, improving water quality and allowing for water-plant growth.

- 1.5 The gabions are proposed to be vegetated by locally sourced reed. The reed is proposed to establish itself within the gabion baskets which are filled with a polythene mesh matrix, to which plant roots can fix and colloidal matter and bacterial films develop. Rhizomes will be used to ensure rapid colonisation and thick plant growth on top of the gabion structure and goose fencing is proposed to be installed around the outer edge for protection. Once the reed around the top of the raft had become established, after approximately two years, the raft is then proposed to be lowered to the bottom of Ranworth Broad by the removal of the floats.
- 1.6 At the end of the five year trial the baskets are proposed to be removed from their location, strung out in a line, and re-used as a form of bank restoration if vegetation has successfully established.
- 1.7 The island will be visible from the Norfolk Wildlife Trust floating education centre and is within close proximity of two Listed Buildings, Church of St Helen, Listed Grade I, and The Old House, Listed Grade II.

2 Site History

None.

3 Consultation

Broads Society - I am pleased to advise you that we support this experimental project to improve water quality on Ranworth Broad.

Parish Council - No objections.

District Member - No response.

Environment Agency - No objections.

Natural England - Having read through the supporting statement prepared to accompany the planning application, we concur with the conclusion at 3.1.5 (page 6) that there will be no likely significant effect on the Broads Special Area of Conservation, Broadland Special Protection Area or Broadland Ramsar. The proposal has been assessed against the designated interests and conservation objectives of the site and will result in no adverse effect on the integrity of the site. This conclusion is dependent upon the proposal being carried out in accordance with the methodology set out in the supporting

statement i.e. no construction work will take place during the peak over-wintering season for wildfowl (November to February), and any failing of the planting or structure, in the short or longer term, will result in its removal.

RSPB - The RSPB supports fully the works outlined in the planning application. The proposed works are a novel approach to restoring water quality in the Broads, as well as contributing to the creation of new wetland habitat. Whilst we accept that establishing vegetation on the gabions will form part of the success of the project, monitoring of water quality within the fish-free area and in the area adjacent to the island should also be monitored. The RSPB assumes that this will take place, but the full monitoring plan does not appear to be clearly defined within the supporting statement to the planning application. Details of the full monitoring plan for the project should be clarified prior to construction. The RSPB is pleased that WeBS data has been used to determine the likely impact the works may have on features of the Broadland SPA. The RSPB agrees with the view that works avoid the peak wintering period for waterfowl (November to February). Given the short period of time the works will be carried out, and avoidance of both the bird wintering and breeding seasons, we agree that this Natura 2000 site is unlikely to be adversely affected by the project if the works are carried out as detailed

4 Representation

None.

5 Policies

5.1 Core Strategy (Adopted 2007)

Policy CS 1-Landscape

Development and changes in land use / management must ensure that all aspects of the environmental and cultural assets of the Broads' distinctive landscape are protected, enhanced and restored. Proposals should ensure opportunities for positive impacts on the following core assets have been addressed and adverse impacts avoided:

- (i) the defining and distinctive qualities of the varied landscape character areas formed by the built and natural environment;
- (ii) tranquility and wildness as part of the Broads experience;
- (iii) the value and integrity of nature conservation interest; and
- (iv) the character, appearance and integrity of the historic and cultural environment.

Opportunities to mitigate the visual impact of currently intrusive features should be sought.

Policy CS3- The Navigation

Navigable water space will be protected and enhanced through:

- (i) the design of flood alleviation/protection projects; and
- (ii) avoiding development and changes in land management which are detrimental to its use.

Policy CS5- Historic and Cultural Environments

Key buildings, structures and features which contribute to the Broads' character and distinctiveness will be protected from inappropriate development or change, and enhancements which maintain the overall cultural heritage value of an area will be encouraged through:

- (i) the identification of locally important assets and their context through the cultural heritage strategy and the Landscape Character Assessment and by applicants in their design statements;
- (ii) the revision of the statutory list and the preparation and adoption of a local list published in a Supplementary Planning Document;
- (iii) the repair and appropriate re-use of buildings and structures of historic, architectural, cultural or landscape value where the repair and/or use would not be detrimental to the character, appearance or integrity of the building or structure, its context or setting; and
- (iv) encouraging the highest standard of design to protect existing assets and add to the future cultural heritage value of the locality.

Policy CS7- Environmental Protection

The environment will be protected and enhanced by ensuring all development addresses impacts on air quality, water quality, water resources and waste. Opportunities should be sought for incorporating measures to achieve resource efficiency, for re-use and recycling. The Authority will seek their sustainable management and use by working with local authorities, Natural England, the Environment Agency, water companies, Internal Drainage Boards and landowners on land-use and water issues.

5.2 Development Management Policies DPD (Adopted 2011)

Policy DP1- Natural Environment

All development should:

- (a) protect biodiversity value and minimise the fragmentation of habitats;
- (b) maximise opportunities for restoration and enhancement of natural habitats;
- (c) incorporate beneficial biodiversity and geological conservation features where appropriate; and
- (d) include green infrastructure where appropriate.

Development proposals where the principal objective is to restore or create new habitat, particularly where these contribute to the Broads Biodiversity Action Plan or enhance geodiversity, will be supported.

Where it is anticipated that a development could affect the integrity of a Special Protection Area (SPA), Special Area of Conservation (SAC) or Ramsar Site, either individually or cumulatively with other development, an Appropriate Assessment under the Conservation of Habitats and Species Regulations 2010 (the Habitats Regulations), specific to the development, will be undertaken. If adverse impacts on the integrity of the site and its qualifying features are predicted, measures to mitigate for these effects will be implemented. If it is not possible to mitigate for adverse effects, the development will not be permitted.

Development that may affect the special interest of a Site of Special Scientific Interest (SSSI) which is not also subject to an international designation, or a National Nature Reserve, will only be permitted in exceptional circumstances where:

- (e) the benefits of the development clearly outweigh the impact of the development on the features of the site and the contribution that it makes to the network of habitats and/or geological features in England; and
- (f) the detrimental impact of the proposal on biodiversity interest and/or geodiversity has been minimised through the use of all practicable prevention, mitigation and compensation measures.

Development that would have an adverse impact on a Local Nature Reserve, County Wildlife Site, a habitat identified in the UK or Broads Biodiversity Action Plan (BAP), or a local site of geodiversity, including peat soils, will only be permitted in exceptional circumstances, having regard to:

- (g) the international, national, regional and local importance of the site in terms of its contribution to biodiversity, scientific and educational interest, geodiversity, visual amenity and recreational value; and
- (h) the benefit of the proposed development in relation to the overriding public interest.

Development that would be likely to have an adverse impact on a legally protected species will only be permitted where mitigation measures are implemented to maintain the population level of the species at a favourable conservation status within its natural range. Habitat and species enhancement will be sought, provided they will accord with the importance of the Broads protected area. Where the proposed development would impact upon European protected species or habitats it must also be demonstrated that:

- (i) the development is necessary for reasons of overriding public interest; and
- (j) there are no satisfactory alternatives, in terms of the form of, or location for, the development, that would have a lesser impact on the species or habitats.

Policy DP2- Landscape and Trees

Development will be permitted where it would not have a detrimental effect on, or result in the loss of, significant landscape heritage or a feature of landscape or ecological importance, including trees, woodlands or hedgerows.

The landscaping of new development should:

- (a) reflect the local landscape character, having regard to the findings of the Authority's Landscape Character Assessment;
- (b) ensure that biodiversity is taken into account in the planning stage to create an environment of high amenity and nature conservation value and contribute to the Broads Biodiversity Action Plan;
- (c) where appropriate, maintain, and enhance, restore or add to geodiversity;
- (d) wherever possible, support adaptation to climate change, for instance by incorporating Sustainable Drainage Systems (SUDs) and providing shade and shelter;
- (e) have regard to its impact on navigation.

Development proposals should normally be accompanied by:

- (f) an ecological survey as required by the nature and scale of the proposal;
- (g) a landscaping scheme that details new planting and including, when appropriate, replacement trees of a value commensurate or greater to that which is lost, boundary treatments and proposals for ecological enhancement;
- (h) an arboricultural assessment detailing the measures to be put in place to protect trees and hedgerows during construction works and providing justification for the removal of any trees or hedgerow;
- (i) details of landscaping maintenance arrangements; and
- (j) a method statement for any land raising and/or dispersal of excavated or dredged materials.

In exceptional circumstances, where the landscape, biodiversity, navigation, social or economic benefits of a proposal are considered to outweigh the loss of a feature, impact on landscape character, or existing habitat, development may be permitted subject to adequate compensatory measures being implemented. However, wherever possible the design and layout of the development should be configured to make provision for the retention, enhancement or restoration of these features.

Policy DP3- Water Quality and Resources

Sufficient water infrastructure capacity to meet the additional requirements arising from a development should be in place before the development commences.

Development will only be permitted where it can be demonstrated that it will not have an adverse impact on surface or ground water in terms of quality and

quantity. This should include the requirements of the Water Framework Directive and Habitats Regulations.

Development should be connected to a foul sewer unless proven not to be appropriate. Other arrangements, including septic tanks and private sewage treatment works, will only be acceptable if the Authority is satisfied that there would be no harmful effects on the environment.

New development should incorporate measures to minimise water consumption. Water management systems, including grey water recycling and rainwater harvesting, should be incorporated into new development unless proven unfeasible.

All new development should address surface water run-off. Sustainable Drainage Systems (SuDS) should be used unless, following adequate assessment, soil conditions and/or engineering feasibility dictate otherwise. Surface water run-off proposals should address the requirements of the Flood and Water Management Act 2010.

Policy 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 anti-social 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.

Policy DP5- Historic Environment

New development will be expected to protect, preserve or enhance the fabric and setting of historic, cultural and architectural assets that give the Broads its distinctive character.

Development that would affect a Heritage Asset, including a Listed Building, Conservation Area, Registered Park and Garden, Scheduled Monument or its setting, or a locally listed asset, will be considered in the context of national policy (currently PPS5), having regard to the significance of the asset. Harm to or loss of significance to a Designated Heritage Asset will only be permitted in exceptional circumstances.

Proposals for development on sites that are of known or suspected archaeological interest must be accompanied by an archaeological field evaluation that determines the significance of the archaeological remains and assesses the implications of the development on these remains. Development that would adversely affect important archaeological remains will only be permitted where:

- (a) the benefits of the development outweigh the harm to the remains and the value of retaining the remains in situ;
- (b) the degree of disturbance has been minimised; and
- (c) satisfactory provision is made for the evaluation, excavation, recording and interpretation of the remains before the commencement of development.

Where development can take place and still preserve important features in situ, planning conditions will be sought to secure the implementation of

effective management plans that ensure the continued protection of those features.

Policy DP12- Access to Water

Developments that support and encourage the use of waterways, including the provision of supporting infrastructure for navigation, such as the construction of jetties and walkways and the provision of electric hook up points, will be permitted provided that they:

- (a) would not result in hazardous boat movements ;
- (b) would not compromise opportunities for access to, and along, the waterside, access to and use of staithe, or for waterway restoration; and
- (c) are consistent with the objectives of protecting and conserving the Broads landscape and ecology, including the objectives of the Water Framework Directive;
- (d) would not prejudice the current or future use of adjoining land or buildings.

Proposals incorporating staithe or slipways will be permitted where:

- (a) the use of the slipway and any associated uses or facilities, including car parking, would not have an adverse effect on either the waterway or the adjacent riverside, including ecological, biodiversity or flood risk effects; and
- (b) access and other highway requirements for cars and trailers would be adequately provided for.

Development proposals for new freight wharves and for the provision of freight interchange on brownfield sites adjacent to the navigation will be permitted where these are in accordance with the Core Strategy and other policies of the Development Plan.

Policy DP28- Amenity

All new development, including alterations and extensions to existing buildings, will be expected to provide the occupiers/users with a satisfactory level of amenity. Development will not be permitted if it would have an unacceptable impact on the amenity of existing or potential neighbouring properties or uses. When considering the impact of a development on amenity, consideration will be given to:

- (a) overlooking;
- (b) overshadowing;
- (c) visual amenity;
- (d) light pollution;
- (e) airborne pollutants;
- (f) odours;
- (g) noise pollution and disturbance; and
- (h) provision of a satisfactory external amenity space to residential properties.

Where existing amenity is poor, improvements will be sought in connection with any development.

Policy DP29- Development on Sites with a High Probability of Flooding

Development will only be permitted in Environment Agency Flood Zones 2 and 3 and those areas deemed to be at risk of flooding in the Authority's Strategic Flood Risk Assessment, where appropriate and when the Sequential Test and Exception Test (parts (a), (b) and (c)) where applicable, as set out in PPS25, have been satisfied. Development proposals should be supported by a Site Specific Flood Risk Assessment.

The Flood Risk Assessment will need to meet the requirements of PPS25 and give consideration to the following:

- (a) whether the proposed development will make a significant contribution to achieving the objectives of the Core Strategy and other policies of the Development Plan;
- (b) 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;
- (c) whether appropriate measures to ensure resilience to potential flooding have been incorporated into the development;
- (d) whether appropriate measures to reduce the risk of flooding (on and offsite), including sustainable drainage systems with effective attenuation of flows to adjoining land or waterways, have been incorporated;
- (e) the impact of the proposal on flood risk elsewhere and on the effectiveness of flood alleviation or flood defence schemes;
- (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.

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

- (g) the vacated site would be reinstated as naturally functioning flood plain;
- (h) the benefits of flood risk reduction outweigh the benefits of leaving the new site undeveloped; and
- (i) the development of the new site is appropriate when considered against the other policies of the Development Plan.

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

6 Assessment

- 6.1 Prior to the assessment of the application it is useful to look at the background and rationale for the application.

- 6.2 Lake restoration by creating fish-free zones is an established technique which has been used at various sites around the broads including Cockshoot Broad, Barton Broad and Hoveton Great Broad. These fish-free areas are usually created by sectioning off bays by pvc curtains and the most success has been seen where a healthy section of emergent vegetation were included within the fish-free zones.
- 6.3 This application, therefore, seeks to trail a method of water separation by the use of a raft with a pvc curtain and the simulation of emergent vegetation. In theory, the benefits of using a 'reed hover' in this way are that the reeds uptake soluble nutrients from the water and fish-free enclosure and provide a surface area where the microbial processes necessary to recycle nutrients present in the fish-free enclosure can take place. The vegetated structure would also provide a habitat for a range of invertebrate species, including zooplankton, which graze on the microscopic algal that otherwise makes the water appear green in Ranworth Broad.
- 6.4 The objectives of the Water Quality Framework Directive are not only to protect, but to enhance both water quality and quantity of the Broads and are reflected in the Core Strategy. As the overall aim is to produce a method for water quality enhancement there is a clear policy support for the proposals.
- 6.5 It should be acknowledged however that the proposal does have the potential to have an impact on a number of variables which is explored below. The main issues to consider in the determination of this application are the impact on landscape, navigation, conservation and local heritage.
- 6.6 Landscape
The proposal seeks to introduce a vegetated floating, anchored, raft, in an area which is currently open water. The Broad is not open to navigation by the public but the application site will be viewable by users of the broad including the landowner, users of the National Wildlife Trust education trips and invited parties. The application site is also viewable from the grounds of a Grade II Listed residential dwelling (The Old House), the Norfolk Wildlife Trust's floating education centre and obscured views from the top of Grade I Listed Church (Church of St Helen).
- 6.7 It is considered that the raft, once vegetated, will mimic the appearance of a small island. Although an island does not currently exist in this area, small islands are not uncharacteristic of this Broad and it is therefore considered that the structure will not produce a feature which would be considered locally anomalous. The raft is proposed to be installed in a bay behind a small spit of land to the south of Ranworth Broad which is heavily vegetated from afar, it will therefore be read against the existing reed fringe of the spit of land reducing its visual impact. It is therefore considered that there will be limited and temporary negative impact on the immediate landscape whilst the raft is being installed and vegetation is sparse, meaning the tops of the gabions baskets and flotation tubes will be visible above the waterline. The landscape impact will then significantly improve as the flotation tubes are removed and

the tops of the gabions will be below the waterline. The raft will then take on the form of a small island rather than an obviously man-made structure.

- 6.8 Consideration has been given to the visual impact of the proposal should the vegetation on the rafts fail to successfully establish. The applicant has provided an undertaking in the application documentation to remove the raft structures from the Broad entirely should it prove impossible to encourage a suitable amount of vegetation growth on the raft structures. It should be noted, however, that this represents a 'worst case scenario' and the applicant has submitted a scheme of monitoring detailing visits to the site to evaluate the success of vegetation establishment and stating that should any raft have less than 50% vegetation coverage within any one year replanting shall be carried out. It is suggested that compliance with the vegetation establishment monitoring scheme be required by condition attached to any planning consent issued.
- 6.9 Navigation
Ranworth Broad is privately owned and is not open to navigation by the public. As the small amount of users of the Broad will be aware of the trial and as the island raft will be visible it is not considered that the proposals will produce an adverse impact on navigational safety. In addition it is not considered that the safety signs are required in this instance. To ensure minimal disturbances and for clarification, it is considered that a method statement and project plan, outlining the operational procedures, working locations, and access, should be submitted to the Local Planning Authority prior to the commencement of works.
- 6.10 The applicant has outlined within the report that the structural integrity of the rafts will be monitored and the raft shall be removed should the structure fail. It is suggested that compliance with the structural monitoring scheme be required by condition attached to any planning consent issued.
- 6.11 Ecology
One of the principle objectives of this trial is to produce a technique for lake restoration by providing clear water and encouraging the growth of water plants. If successful, a means of large scale lake restoration will have been established and there is the possibility of rolling out the technique to other locations throughout the Broads. The proposal, therefore, would result in a positive impact on the ecology of the Broads.
- 6.12 Nevertheless, the site is in a designated area and the impact the proposed development would have on the SSSI, SAC, SPA and Ramsar site must be considered.
- 6.13 The major direct physical impact of the proposal is to remove reed from the Broad to provide some of the initial vegetation cover for the raft. These sections of reeds will be taken from areas that are extending out and already breaking away from the margins of the Broad and not from fully established reed beds. To minimise the impact, the reeds are proposed to be taken from many small sites around the Broad rather than removing one larger area at

any one time. It is anticipated that the sites where reed is removed will naturally regenerate.

- 6.14 There is the potential for disturbance to bird species listed under Annex 1 of the EC Birds Directive (Gadwall, Shoveler, Greylag and Wigeon) and a number of wildfowl. The main potential impact is disturbance to over-wintering migratory birds which can be mitigated by installing the raft outside the peak period of 1 November to 28 February. Any impact on birds is considered to be low and temporary. The RSPB support the proposal.
- 6.15 To ensure the trial is having the desired effect and to ensure minimal disturbances, it is considered that a scheme for the monitoring of water quality should be submitted prior to the commencement of works.
- 6.16 Having regard to the above, it is not considered that the proposals will result in any significant adverse impact on the ecology of the Broads, and that the scheme has the potential to provide a net benefit to conservation and ecology within the Broads area.
- 6.17 Heritage
The raft will be visible from the grounds of a Grade II Listed residential property and from oblique views from the top of the tower of the Grade I Listed church. The impact on the setting of the two Listed Buildings should therefore be considered.
- 6.18 Currently the two Listed Buildings are situated and viewed within a fairly natural setting by an open waterway (Ranworth Broad). The proposal would introduce a new feature. However, as with the impact on landscape, the impact on the setting of the Listed Buildings is considered to be minimal in the installation phase and will, in any case, reduce to negligible once the vegetation has established and the raft has been sunk. Views from the tower of the church will be mainly screened by the existing tall vegetation of the banks. Views of the island from The Old House will mainly be visible within the winter months when there is minimal leaf coverage on trees. Given the above and the temporary nature of the trial it is considered that the ecological benefits far outweigh the negligible, temporary, impact on the setting of the Listed Buildings.

7 Conclusion

- 7.1 The proposal would only have a limited and temporary negative impact on the landscape and setting of the Listed Buildings, and if successful, offers the potential for significant ecological benefit by improving water quality and establishing a technique that could be rolled out to other sites of the Broads.
- 7.2 The applicant has submitted a comprehensive scheme identifying the measures taken to reduce ecological impact and ensure the works are carried out in such a way so as not to cause harm to what is a very sensitive area.

- 7.3 Given Ranworth Broad is not open to public access it is considered that there will be no adverse impact on navigational safety.
- 7.4 Whilst it is not anticipated that the scheme will fail, monitoring of the vegetation establishment and structural integrity will take place as outlined within the application. Should the vegetation not establish or the structure fail the applicant has stated that the raft will be removed, as recommended to be covered by condition.

8 Recommendation

Approve subject to the following conditions:

- Time limit.
- In accordance with submitted plans.
- In accordance with submitted Structural and Vegetation Monitoring Scheme.
- Works to carry out outside of 1 November – 28 February.
- Method Statement and Project Plan to be submitted.
- Water Monitoring Strategy to be submitted.
- All monitoring shall be recorded and kept on a file which can be made available to the Local Planning Authority or interested parties at any time.
- If vegetation establishment has been successful after the five year trial, and the raft is not proposed to be removed, its new position and location shall first be agreed in writing with the Local Planning Authority.

9 Reasons for Recommendation

- 9.1 The proposal is considered in accordance with Local Development Plan Policy and in particular considered to be in accordance with policies CS1, CS3, CS5 and CS7 of the Adopted Core Strategy (2007) and policies DP1, DP2, DP3, DP4, DP5, DP12, DP28 and DP29 of the Adopted Development Management Policies DPD (2011)

List of Appendices: Appendix 1: Site Location Plan

Background papers: Application File BA/2011/0397/FUL

Author: Kayleigh Wood
Date of Report: 19 January 2012

APPENDIX 1

BA/2011/0397/FUL – Ranworth Broad, Broad Road, Ranworth
Temporary, vegetated, circular raft (550m2) to be installed within Ranworth Broad for a 5 year lake restoration trial

