

Planning Committee

Agenda 7 August 2026

10.00am

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

Emma Krelle, Chief Executive – Friday 31 July 2026

Under the Openness of Local Government Bodies Regulations (2014), filming, photographing and making an audio recording of public meetings is permitted. These activities however, must not disrupt the meeting. Further details can be found on the [Filming, photography and recording of public meetings](#) page.

Introduction

1. To receive apologies for absence
2. **Appointment of Chair**
A nomination for Chair has been received for:
Tim Jickells proposed by Tony Grayling, seconded by Harry Blathwayt
3. **Appointment of Vice-Chair**
A nomination for Vice-Chair has been received for:
Tony Grayling proposed by Tim Jickells, seconded by Harry Blathwayt
4. To receive declarations of interest (see [Appendix 1](#) to the Agenda for guidance on your participation having declared an interest in the relevant agenda item)
5. **To receive and confirm the minutes of the Planning Committee meeting held on 3 July 2026** (Pages 4-10)
6. To note whether any items have been proposed as matters of urgent business
7. Chairman's announcements and introduction to public speaking
Please note that public speaking is in operation in accordance with the Authority's [Code of Practice for members of the Planning Committee and officers](#).
8. Request to defer applications included in this agenda and/or vary the order of the agenda

Planning and enforcement

9. **To consider applications for planning permission including matters for consideration of enforcement of planning control:**

9.1. BA/2026/0116/FUL Maltings Meadow Sports Ground, Pirnhow Street, Ditchingham (Pages 11-31)

10. **Enforcement update** (Pages 32-35)

Report by Planning Officer (Compliance & Implementation)

Tree Preservation Orders

11. **BA/2026/0001/TPO Woodland To The North Of Long Dyke, Wayford Bridge - site visit decision** (Pages 36-46)

Report by Heritage and Design Manager

Heritage

12. **Norfolk Community Safety Partnership: Norfolk Heritage Watch - Strategic Delivery Plan 2026 - 2029** (Pages 47-73)

Report by Planning and Heritage Officer

Matters for information

13. **Circular 28/83 Publication by Local Authorities of information about the handling of planning applications Q2 (1 April to 30 June) 2026** (Pages 74-80)

Report by Planning Technical Support Officer

14. **Appeals to the Secretary of State update** (Pages 81-82)

Report by Development Manager and Head of Planning

15. **Decisions made by Officers under delegated powers** (Pages 83-86)

Report by Development Manager

Other matters

16. Other items of business

Items of business which the chairman decides should be considered as a matter of urgency pursuant to Section 100B (4)(b) of the Local Government Act 1972

17. **To note the date of the next meeting – Friday 4 September 2026 at 10.00am at National Centre for Writing, Dragon Hall, 115-123 King Street, Norwich NR1 1QE**

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

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



Planning Committee

Minutes of the meeting held on 3 July 2026

Contents

1.	Apologies and welcome	2
	Openness of Local Government Bodies Regulations 2014	2
2.	Declarations of interest and introductions	2
3.	Minutes of last meeting	2
4.	Matters of urgent business	2
5.	Chair's announcements and introduction to public speaking	2
6.	Requests to defer applications and/or vary agenda order	2
7.	Applications for planning permission	3
8.	Enforcement update	3
9.	Scheme of powers delegated to Chief Executive and other authorised officers – update to section 2(e) Planning and heritage	3
10.	Greater Norwich Green Infrastructure Strategy Supplementary Planning Document - endorsement	5
11.	Strumpshaw Neighbourhood Plan - adoption	5
12.	Norwich City Council's Affordable Housing Supplementary Planning Document - endorsement	5
13.	Consultation responses	5
14.	Customer Satisfaction Survey 2026	6
15.	Appeals to the Secretary of State	6
16.	Decisions made by officers under delegated powers	6
17.	Other items of business	7
18.	Date of next meeting	7

Present

Tim Jickells – in the Chair, Harry Blathwayt, Stephen Bolt, Tony Grayling and Matthew Shardlow

In attendance

Natalie Beal – Planning Policy Officer (items 10-12), Jason Brewster – Governance Officer, Steve Kenny – Development Manager, Ruth Sainsbury – Head of Planning and Lorraine Taylor – Head of Governance

Members of the public in attendance who spoke

No members of the public in attendance.

1. Apologies and welcome

The Chair welcomed everyone to the meeting.

Apologies were received from James Harvey, Martyn Hooton and Leslie Mogford.

Openness of Local Government Bodies Regulations 2014

The Chair explained that the meeting was being audio-recorded. All recordings remained the copyright of the Broads Authority and anyone wishing to receive a copy of the recording should contact the Governance Team. The minutes remained the record of the meeting. He added that the law permitted any person to film, record, photograph or use social media to report on the proceedings of public meetings of the Authority. This did not extend to live verbal commentary. The Chair needed to be informed if anyone intended to photograph, record or film so that any person under the age of 18 or members of the public not wishing to be filmed or photographed could be accommodated.

2. Declarations of interest and introductions

Members indicated that they had no further declarations of interest other than those already registered.

3. Minutes of last meeting

The minutes of the meeting held on 8 May 2026 were approved as a correct record and signed by the Chair.

4. Matters of urgent business

There were no items of urgent business

5. Chair's announcements and introduction to public speaking

No members of the public had registered to speak.

6. Requests to defer applications and/or vary agenda order

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

7. Applications for planning permission

There were no applications for consideration.

8. Enforcement update

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

Land at Loddon Marina, Bridge Street, Loddon (Unauthorised static caravans)

In response to a question, the DM confirmed that permitting the second static caravan to be used as accommodation by someone associated with the business was consistent with the Authority's Local Compliance and Enforcement Plan, which seeks negotiated solutions where possible. Although this technical breach would likely have been acceptable had retrospective permission been sought, no application was submitted and further action was not considered expedient. The DM confirmed that the ancillary use was lawful; however, occupation by anyone not associated with the business would constitute a planning breach which would be enforceable and a new Enforcement Notice would be served. A subsequent breach of this nature, were it to persist for 10 years with no action taken, would become immune from enforcement action.

Since the report had been published two further enforcement actions had been undertaken:

The Thaiway, Church Road, Hoveton (Unauthorised container/storage unit)

An unauthorised container/storage unit had been located at The Thaiway restaurant, Hoveton. The Planning Team had made several attempts to negotiate a solution with the owner of the site which elicited no response. An EN was served on 26 June 2026.

18 Long Dyke, Wayford Bridge (Unauthorised storage container)

An unauthorised storage container unit had been located at 18 Long Dyke, Wayford Bridge. The new owner of this site had used this large shipping container for storing forestry equipment which had subsequently been used to cut down a large number of trees on the site. The site was not within a conservation area and the Planning Team had subsequently served a provisional Tree Preservation Order to protect the remaining trees on site. The Planning Team had advised the removal of the shipping container and that a subsequent application for a smaller wooden shed for storage, as used on neighbouring sites, would be acceptable. The owner had chosen to ignore this advice and an EN was served on 29 June 2026.

9. Scheme of powers delegated to Chief Executive and other authorised officers – update to section 2(e) Planning and heritage

The Head of Governance (HoG) introduced the report, which documented amendments to the Planning and heritage section of the Authority's Scheme of Delegation (SoD) and an

associated change to the Code of Practice for members of the Planning Committee and officers.

The HoG explained that the first change to the SoD related to planning applications submitted by or on behalf of the Broads Authority, which, as indicated in the Code of Practice for members of the Planning Committee and officers, had previously been brought to Planning Committee at the discretion of the Director of Delivery; clause 37 (ix) of the SoD. A new clause 37 (xii) was proposed to explicitly capture this scenario with an amendment to the Code of Practice for members of the Planning Committee and officers to reflect the introduction of this new clause.

The second proposed change to the SoD related to the delegation to officers of certain consultations on planning matters in response to a suggestion by the Vice-Chair of the Planning Committee. Criteria had been introduced to clarify when consultations on both general planning matters, new clause 67, and neighbourhood plans, an amendment to clause 66, should be delegated to officers or be brought to the attention of the Planning Committee.

The final proposed change to the SoD related to enforcement matters and sought to extend the criteria detailed in clause 47 when an enforcement matter should be brought to the attention of the Planning Committee. Since the report was published a Member had suggested an amendment to clause 47 (ii) to ensure that the implications for both pursuing and not pursuing enforcement were considered and to enable matters of urgency to be progressed without a delay to consult the Planning Committee. The revised wording stated, “the decision relates to any action that may expose the Authority to significant financial or reputational risk; in urgent cases, the executive may take such a decision and refer the decision to the planning committee for review at the first opportunity”.

In response to a question the HoG confirmed that these amendments to the SoD were in keeping with other National Park Authorities (NPAs). The Head of Planning added that these changes were also consistent with the National SoD of Planning Functions being introduced for Local Planning Authorities (with the exception of NPAs and the Broads Authority) on 31 October 2026.

Matthew Shardlow proposed, seconded by Stephen Bolt

It was resolved unanimously to recommend that:

- **The Broads Authority approve the revised Scheme of powers delegated to the Chief Executive and other authorised officers as set out in paragraphs 2.3, 3.2, 3.5 and 4.2 of the report and including the agreed revision to paragraph 4.2.**
- **The Broads Authority approve that 4.1 of the Code of Practice for members of the Planning Committee and officers be updated to reflect the proposed change in clause 37 of the Scheme of delegation.**

10. Greater Norwich Green Infrastructure Strategy Supplementary Planning Document - endorsement

The Planning Policy Officer (PPO) presented the report which detailed the Green Infrastructure Supplementary Planning Document (SPD) produced by the Greater Norwich authorities of Broadland District Council, Norwich City Council, and South Norfolk Council. The SPD referred to the Broads and the PPO had reviewed the document.

Stephen Bolt proposed, seconded by Tony Grayling

It was resolved unanimously to recommend that the Broads Authority endorse the Greater Norwich Green Infrastructure Strategy Supplementary Planning Document.

11. Strumpshaw Neighbourhood Plan - adoption

The Planning Policy Officer introduced the report on the adoption/making of the Strumpshaw Neighbourhood Plan. The PPO confirmed that the plan had successfully completed its referendum and was ready to be made (adopted).

Harry Blathwayt proposed, seconded by Matthew Shardlow

It was resolved unanimously to recommend to the Broads Authority that the Strumpshaw Neighbourhood Plan was made/adopted.

12. Norwich City Council's Affordable Housing Supplementary Planning Document - endorsement

The Planning Policy Officer (PPO) presented the report which detailed Norwich City Council's Affordable Housing Supplementary Planning Document (SPD). Norwich City Council had adopted this SPD on the 30 June 2026 and the PPO had reviewed the document. It was recommended that the Authority endorse this document because the Local Plan for the Broads had regard to/defers to the affordable housing policies of our districts.

Stephen Bolt proposed, seconded by Matthew Shardlow

It was resolved unanimously to recommend that the Broads Authority endorse Norwich City Council's Affordable Housing Supplementary Planning Document.

13. Consultation responses

The Planning Policy Officer (PPO) presented the report which detailed the consultation responses submitted since the last Planning Committee meeting and on which members had been consulted. The PPO confirmed that this report, which was for information only, would be produced quarterly.

In response to a question, the PPO confirmed that the frequency of consultations from government departments had increased which reflected, amongst other things, the government's planning reform agenda. The PPO highlighted that neighbouring districts were

revising their Local Plans under the new Local Plan system. Given the reduced timescales under that system, this was expected to create a busy period of concurrent reviews.

The Chair of the Planning Committee noted the significant number of consultations on which members had been engaged by email, rather than through reports to Planning Committee meetings. He asked officers to consider whether this approach was working well for both officers and members and requested that a report be brought to a future meeting to assess its effectiveness.

The report was noted.

14. Customer Satisfaction Survey 2026

The Head of Planning (HoP) introduced the report that analysed responses to a questionnaire issued to all planning applicants who received a decision in the first quarter of 2026. The HoP noted the good results highlighting that the average scores across the six categories were between 4.2 and 4.7 (out of 5). The Planning Team's good communication, beneficial pre-application advice and helpful and engaging manner had been noted in the survey results. Suggested areas for improvement were the timescales associated with the validation and decision making of applications and the overly complicated legislative process. These areas were a consequence of the national planning system which all Local Planning Authorities in England were legally obliged to follow. The HoP noted that these results were a positive reflection on the Planning Team especially given the national planning system's ongoing state of flux and the Authority's organisational changes in response to the National Park Grant settlement, and she praised the team for its efforts.

The Planning Committee congratulated the Planning Team on the positive survey results.

The report was noted.

15. Appeals to the Secretary of State

The Committee received a schedule of appeals to the Secretary of State since the last meeting. An appeal decision for the rebuild brick driveway piers and new timber gate at 12 Manor House, Yarmouth Road had been received since the report was published. The Development Manager confirmed that the appeal had been dismissed by the Planning Inspector who agreed with the Highways Authority that this application would compromise highway safety. The inspector had noted the crime and anti-social behaviour issues raised by the appellant and concluded that the application would reduce the opportunity for crime but that this benefit did not outweigh the application's harm to highway safety.

16. Decisions made by officers under delegated powers

The Committee received a schedule of decisions made by officers under delegated powers from 24 April to 18 June 2026 and any Tree Preservation Orders confirmed within this period.

The Development Manager noted the large number of decisions within this period and thanked Nigel Catherall, Planning Officer, for his diligence in completing decisions before he left the Authority at the end of June 2026.

17. Other items of business

There were no other items of business.

18. Date of next meeting

The next meeting of the Planning Committee would be on Friday 7 August 2026 at 10:00am at The King's Centre, 63-75 King Street, Norwich.

The meeting ended at 10:44am.

Signed by

Chair

Planning Committee

7 August 2026

Agenda item number 9.1

BA/2026/0116/FUL Maltings Meadow Sports Ground, Pirnhow Street, Ditchingham

Report by Assistant Planning Officer

Proposal

Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights, access footpath, landscaping bund and overflow grasscrete parking area.

Applicant

Mr Jon Fuller

Recommendation

Approve Subject to Conditions

Reason for referral to committee

Objections with significant material weight, and called in by District Member

Application target date

14 August 2026

Application documents

[BA/2026/0116/FUL Associated Planning Documents](#)

Contents

1.	Description of site and proposals	2
2.	Site history	3
3.	Consultations received	4
	Parish Council	4
	Environment Agency	4
	Norfolk County Council (NCC) Highways	4
	Natural England	4

BA Landscape Consultant	4
BA Historic Environment Manager	4
Environmental Health Officer	5
Cllr Chris Brown	5
East Suffolk Planning	5
BA Arboricultural Consultant	5
BNG Consultant	5
Historic Environment Services	6
Norfolk Police	6
Norfolk Wildlife Trust	6
BA Ecologist	7
Internal Drainage Board	7
4. Representations	8
5. Policies	9
6. Assessment	9
Principle of development	9
Design	10
Impact on the landscape	11
Amenity of residential properties	13
Highways	16
Other issues	16
7. Conclusion	19
8. Recommendation	20
9. Reason for recommendation	20
Appendix 1 – Location map	21

1. Description of site and proposals

- 1.1. The application site forms part of Maltings Meadow Sports Ground, an established outdoor sports and recreation facility located to the south of the A143 and to the south of Pirnhow Street, Ditchingham. The wider sports ground comprises a number of grassed playing fields, associated access, parking and pavilion facilities, together with boundary treatments and areas of landscaping. The site is located on the edge of the

settlement, with residential development to the north/north-west around Pirnhow Street/Ditchingham Dam and a small group of properties immediately to the east/north-east of the proposed development. Open land and field boundaries lie to the south and east, with drainage features and watercourses in the wider area.

- 1.2. The application site is currently open and grassed, with the character of the land being that of an existing sports pitch within the wider Maltings Meadow sports ground. Existing levels across the site are low and flat, with hedging entirely along the north, east, and south boundary, and parking to the west
- 1.3. In its wider context, the site sits between the built-up residential edge of Ditchingham village to the north and the town of Bungay to the south which extends northwards to the A143 along Broad Street and Ditchingham Dam to the south-west. The site is home to Bungay Football Club, Bungay & District Sports Association, and Black Dog Runners Club. Beyond the established sports pitches, which also are located to the east of Pirnhow Street there is open land to the south and east. The A143 lies around 50m to the north, with Waterside Drive to the west, a development of 105 dwellings. The surrounding area therefore has a mixed character, comprising established community sports/recreation use, residential development, and open/rural land.
- 1.4. The application seeks full planning permission for the creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights, access footpath, landscaping bund and overflow grasscrete parking area at Maltings Meadow Sports Ground.

2. Site history

- 2.1. BA/1988/7448/HISTAP - Replacement changing rooms and showers – Approved
- 2.2. BA/2001/6891/HISTAP - Installation of floodlights to first team – Refused
- 2.3. BA/2001/6871/HISTAP - Installation of floodlights to first team football pitch on 12m poles – Approved
- 2.4. BA/2003/6796/HISTAP - Erection of a new sports pavilion – Approved
- 2.5. BA/2003/6827/HISTAP - Change of use from agricultural field to sports field – Approved
- 2.6. BA/2004/6755/HISTAP - Multi-use games area with floodlights – Approved
- 2.7. BA/2004/6772/HISTAP - Modification of condition no 5 ref. E97/03/0194/CU to allow for extended hours of use of cricket pitch from 9am-4pm to 9am-9pm – Approved
- 2.8. BA/2006/6602/HISTAP - Change of use of size of multi-use games area and hours of use for related floodlighting – Approved
- 2.9. BA/2006/6617/HISTAP - Change of use of building and land to mixed use for sporting and social events – Approved
- 2.10. BA/2006/6640/HISTAP - Retention of free-standing signs – Approved

- 2.11. BA/2007/0228/COND - Alteration to condition 4 of previous planning permission 2001/1702 to allow for floodlighting to be used in conjunction with new extended football season – Approved
- 2.12. BA/2008/0236/COND - Removal of condition 1 of PP 2006/1678/CU and amendment of condition 2 "Use of development hereby permitted shall occur between 09.00 hours and 23:00 hours except on up to 15 days per year, when the use of the development shall occur between 09:00 hours and 01:00 hours the following day, unless otherwise agreed in writing by the Local Planning Authority". – Approved
- 2.13. BA/2009/0141/FUL - Proposed Trim Track and Recreational Cycle Track – Approved
- 2.14. BA/2009/0348/FUL - Erection of single storey side extension to function room – Approved
- 2.15. BA/2010/0244/CU - Change of use for agricultural land next to Sports Club to be turned it into sports pitches – Approved
- 2.16. BA/2012/0060/COND - Amendment of condition one of PP BA/2008/0236/COND to read "Use or development hereby permitted shall occur between 09.00 and 23.30 hours except on up to 52 days per calendar year, when the use of the development shall occur between 09:00 hours and 01:00 hours the following day, unless otherwise agreed in writing by the Local Planning Authority" – Approved
- 2.17. BA/2025/0255/FUL - Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights, access footpath and overflow grasscrete parking area. – Withdrawn

3. Consultations received

Parish Council

- 3.1. Support with no comments.

Environment Agency

- 3.2. No comments.

Norfolk County Council (NCC) Highways

- 3.3. No objection.

Natural England

- 3.4. No objection.

BA Landscape Consultant

- 3.5. No objection.

BA Historic Environment Manager

- 3.6. No objection.

Environmental Health Officer

- 3.7. No objection. However, recommend that any approval of this application include the following conditions and notes: The use of the floodlights shall not take place other than between the hours of 09:00; and 21:30; Monday to Friday and 09:00; and 20:00; Saturday, Sunday, bank holidays or public holidays. The use of the 3G Pitch shall not take place other than between the hours of 09:00; and 21:30; Monday to Friday and 09:00; and 20:00; Saturday, Sunday, bank holidays or public holidays.

Cllr Chris Brown

- 3.8. I request that this application should only be determined by Broads Authority Planning Committee. The material reasons for this request include: The substantial level of public and local support for the plans, including so far 97 supporting public comments and support from Ditchingham Parish Council and Bungay Town Council; The significant improvements made to the plans since the previous application, including a reduction in car parking area and substantial landscaping features introduced to mitigate potential impacts; The major investment secured for this facility, which would improve a popular local community asset and enable many more young people to benefit from this sports facility; The detailed assessments of potential noise and light impacts demonstrating that they meet acceptable standards and that measures to reduce both noise and light impact will be put in place; No objections having been raised by Norfolk Highways and Natural England; I believe that this proposal has the potential to provide a major benefit to the local area and that this benefit can best be evaluated and weighed alongside planning policy considerations by the planning committee.

East Suffolk Planning

- 3.9. No objection and support the proposal for the following reasons; This 3G pitch project was awarded District CIL in 2023, in recognition of the shortfall of facilities serving the area. The project is supported by the Football Foundation and is also listed as an enhancement need in the East Suffolk Leisure Strategy. The project is also detailed in the East Suffolk Infrastructure Funding Statement (Infrastructure List).

BA Arboricultural Consultant

- 3.10. No objection.

BNG Consultant

- 3.11. The baseline survey and condition assessment was conducted at an appropriate time of year by a competent ecologist. The baseline mapping appears correct as does the predicted post development conditions. The supporting metric has been completed correctly. The proposed development fails to deliver necessary gains onsite. The applicant proposed to deliver the 10% gain by supplementing onsite habitat creation with 0.75 offsite units. On-site gains are reliant on the medium distinctiveness habitats of mixed scrub and individual trees. Gains in hedgerow units are reliant on a new line of trees. A Habitat Management and Monitoring Plan will be produced for the 1,693m² of onsite enhancements that will set out which condition criteria are selected and how they are to be met. The onsite habitats will be secured by condition of planning. It is

recommended that the Biodiversity Gain Plan includes an updated metric that includes offsite units and habitat maps produced using a basemap that is appropriate for a binding agreement such as an OS map suitable for land registry.

Historic Environment Services

- 3.12. The proposed development site is located within an area where various cropmarks of likely archaeological origin have been recorded from aerial photograph. These included a multiple ditched enclosure of prehistoric or Roman date. There is potential for previously unidentified heritage assets with archaeological interest (buried archaeological remains) to be present within the current application site and that their significance would be affected by the proposed development. If planning permission is granted, we therefore ask that this be subject to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework (2024), Section 16: Conserving and enhancing the historic environment, paragraph 211. In this case the programme of archaeological mitigatory work will commence with informative trial trenching to determine the scope and extent of any further mitigatory work that may be required (e.g. an archaeological excavation or monitoring of groundworks during construction)

Norfolk Police

- 3.13. I would like to request that consideration is given within the application to the installation of a barrier or gate at the car park entrance. As this facility expands it may be necessary to prevent unwelcome users of this space when the venue is closed. Similar spaces have attracted antisocial behaviour such as drug activity/car meets and illegal encampments. Signage and surface markers to direct flow of vehicles and pedestrians safely across the area.

Norfolk Wildlife Trust

- 3.14. Although we welcome the proposed measures to mitigate the spread of microplastics, in May 2025, the Department for Environment, Food & Rural Affairs (DEFRA) published a report that reviewed emissions of “intentionally added” microplastics in the UK and found that 3G pitches are the highest source of these found in the environment. Further, a report from June 2025 about mitigation measures for the spread of infill found that 0% of players were using boot brushes or stamping their boots and only 4% of players were emptying their boots, thus we are not confident the mitigation measures proposed will be successful. If the Council is minded granting the application, considerable work will be required to influence player behaviour. The June 2025 report referenced above notes that there is currently very low awareness of the risk of the spread of microplastics, with over half of players having not considered this. We recommend that localised site-based signage and a behavioural change campaign plan is incorporated into the scheme design, making this a condition of planning consent.
- 3.15. We note that The European Commission has set a target of 2031 for a ban on use of the rubber crumbs, although following the UK’s exit from the EU, the regulatory framework for these matters now sits at a UK level. In light of this, we recommend that alternative

artificial pitch systems and more sustainable infill products are explored for this application as soon as they are available. Furthermore, a plan for recycling of the 3G pitch should be part of the proposals. We support comments made by the District Ecologist encouraging the planting of more native tree species and the other biodiversity enhancements suggested.

BA Ecologist

- 3.16. No HRA is required for this development.
- 3.17. The application site is an area of modified grassland surrounded by hedgerows. A Preliminary Ecological Appraisal with follow up bat survey and Arboricultural Impact Assessment were submitted to support the application. Broome Heath Pit SSSI is 320m north-east of the site. The site is within the SSSI impact risk zone of Tindall Wood, Ditchingham SSSI, although the development does not fall within any of the categories requiring advice from Natural England. There were no ponds within 250m of the Site. Impacts were considered likely on bats from light pollution, nesting birds and commuting mammals, amphibians and reptiles.
- 3.18. Mitigation to avoid impacts to bats commuting along the northern hedgerow has been built into the design by locating the pitch further south, and sourcing lights to be compliant with ILP Guidance for Bats and Artificial Lighting at Night which have a sharp cut off, limited light spillage and sky glow. In addition, current flood lights in the car park area are being changed to a more sympathetic lighting scheme. A landscaping plan has been submitted which will enhance the northern and eastern boundaries of the area. However, it would be preferred if more native trees were used, rather than ornamentals. The RHS Plants for Pollinators: Garden plants has a lot of good suggestions.
- 3.19. We would like to see a variation in the size of the shrubs planted (so they are not all 40-60cm) and would request that plastic free tree guards are used. There is no ground cover suggested on the bund. This is a missed opportunity to enhance the area for biodiversity. A flowering grassland mix should be used as ground cover on the bund, such as Emorsgate Seeds EW1 woodland mix or EH1 hedgerow mix may be suitable, managed by occasional cutting. The development is unlikely to have significant ecological impacts providing the advice of the project ecologist is followed and suggested mitigation is put in place.

Internal Drainage Board

- 3.20. The site is within the Internal Drainage District (IDD) of the Waveney, Lower Yare and Lothingland Internal Drainage Board (IDB) and therefore the Board's Byelaws apply. I note the FRA (Surfacing Standards Limited, 21/04/2026), despite our comments on the withdrawn application BA/2025/0255/FUL, still states "The Alma internal drainage board is located to the north" which is incorrect. The site is in fact within the Waveney, Lower Yare and Lothingland IDD, a member Board of the Water Management Alliance consortium of IDBs. Whilst the Board's regulatory process (as set out under the Land

Drainage Act 1991 and the Board's Byelaws) is separate from planning, the ability to implement a planning permission may be dependent on the granting of any required Land Drainage Consents.

4. Representations

- 4.1. 130 representations have been received of which 108 support the application and 22 object. These can be viewed on the Broads Authority planning section of the website using the following link: [Broads Authority - Associated Planning Documents](#)
- 4.2. Supporters consider that the proposal would;
- provide a reliable, high-quality, all-weather community sporting facility
 - address the frequent cancellation of matches and training due to waterlogged pitches
 - support the growth and sustainability of the football club
 - benefit children, young people, women's and girls' teams, schools and community groups; deliver physical- and mental-health benefits; reduce the need to travel to alternative facilities; and represent an important investment in grassroots sport.
- 4.3. Objectors raise concerns regarding;
- the intensification and extended hours of use;
 - noise from players, spectators, whistles, shouting and balls striking fencing;
 - cumulative disturbance from simultaneous activities;
 - floodlighting and its effect on neighbouring properties, dark skies and wildlife;
 - landscape impact and the urbanisation of the Waveney Valley;
 - the effectiveness and visual impact of the proposed bund;
 - loss of privacy; traffic, parking and highway safety on Pirnhow Street;
 - flood risk, drainage and surface-water runoff;
 - microplastic and other pollution;
 - ecological effects;
 - the accuracy of supporting information;
 - compliance with future controls;
 - the availability of alternative locations further from residential properties;
 - Concern regarding property values was also raised, but this is not a material planning consideration.

5. Policies

- 5.1. The adopted development plan policies for the area are set out in the [Local Plan for the Broads](#) (adopted 2019).
- 5.2. The following policies were used in the determination of the application:
- DM2 – Water quality and foul drainage
 - DM5 – Development and flood risk
 - DM7 – Open space on land, play space, sports fields and allotments
 - DM11 – Heritage assets
 - DM13 – Natural environment
 - DM16 – Development and landscape
 - DM21 – Amenity
 - DM22 – Light pollution and dark skies
 - DM23 – Transport, highways and access
 - DM43 – Design
 - DM44 – Visitor and community facilities and services
 - DIT1 – Maltings Meadow Sports Ground, Ditchingham
- 5.3. With regard to DIT1, it should be noted that the area to which DIT1 applies does not cover the application site. However, the general intention of policy DIT1 is still deemed relevant to this application and therefore has been used to inform the determination of this application. Through the examination of the emerging Local Plan, the emerging policy PUBDIT1 is proposed to be amended to include the application site. This is the standard process where planning permission has been granted.

6. Assessment

Principle of development

- 6.1. The principle of sports and recreational use at Maltings Meadow is long established through both the planning history with planning records starting in 1988, and the site-specific policy framework set out in the Local Plan for the Broads. Policy DIT1 of the Local Plan specifically supports the continued use of the wider Maltings Meadow Sports Ground for sports facilities and proposals to improve existing facilities and provide new facilities. While the site is not currently within DIT1, with the review of the Local Plan, it is proposed to be included, as permission was granted in 2010 for sports pitches it was an omission from the current Local Plan. The proposal is therefore directly aligned with the broad purpose of Policy DIT1 and the continued role of Maltings Meadow as an important community sports facility.

- 6.2. The proposal is also consistent with the wider policy support for protecting and enhancing sports, recreation and community facilities. Policy DM7 supports development on sports and recreational open space where it enhances recreational facilities and their setting, while Policy DM44 supports the provision of community facilities where they meet a local need and are of an appropriate scale and location.
- 6.3. The AGP would provide a durable and inclusive all-weather sports facility, allowing year-round football activity for club members and the wider community. The facility would support different age groups and teams, be available for community use, and promote physical activity and wellbeing among residents of all ages.
- 6.4. There is substantial public support for the proposal, including from users of the facility, local sports participants and Bungay Town Council. The support received identifies public benefits, including improved grassroots sports provision, reduced cancellations due to poor pitch conditions, improved opportunities for children and young people, physical and mental health benefits, and wider community access to sports facilities. In addition, East Suffolk Council supports the proposal as part of the East Suffolk Leisure Strategy in recognition of the shortfall of facilities in the area.
- 6.5. In view of the established sports use of the site, the site-specific support within Policy DIT1, the wider policy support for community and recreational facilities, and the public benefits associated with improved all-weather sports provision, the principle of the development is acceptable subject to an assessment of the impacts of the proposal as set out below.

Design

- 6.6. Policy DM43 requires all development to be of high design quality, integrate effectively with its surroundings, reinforce local distinctiveness and landscape character, and respond to the site's context in terms of siting, layout, scale, form, materials and relationship to surroundings.
- 6.7. The proposal is a functional sports infrastructure. Its design is driven by Sport England/FA requirements, which relates to pitch dimensions, safety, and other pitch considerations. The submitted layout includes the AGP, fencing, lighting, hardstanding, maintenance gates, goal storage, boot cleaning facilities, grasscrete parking and landscaped bund.
- 6.8. The fencing and lighting columns would be visually prominent, but they are typical features of this form of sports development. The use of bunding, planting, retained hedgerows and grasscrete parking helps integrate the development into the existing sports ground context.
- 6.9. Therefore, in terms of an appropriate design for the proposed use, the application is acceptable in terms of Policy DM43 – Design.

Impact on the landscape

- 6.10. Policy DM16 requires development proposals to conserve and enhance the key landscape characteristics of the Broads. It requires the design, layout and scale of development to conserve and enhance landscape features worthy of retention and safeguard the positive experiential and visual amenity qualities of the landscape.
- 6.11. Policy DIT1 requires proposals to retain the general character of openness of the area, take particular care in considering the landscape impacts of fencing, lighting columns and other structures, achieve a high standard of design, materials and landscaping, and reduce light pollution where possible.
- 6.12. A previous application BA/2025/0255/FUL, which related to a similar 3G AGP scheme at the site was withdrawn by the applicant following discussions with the authority. The current submission seeks to respond to the previous concerns and now includes additional landscape mitigation, most notably a 2 metre high landscaped bund, associated planting/screening and further biodiversity landscaping. This represents an improvement to the previous scheme and provides a more robust landscape buffer between the proposed AGP and the eastern edge of the site.
- 6.13. The use of the application site is established for sports. The existing grass football pitch would be replaced by an artificial grass pitch, hardstanding, fencing, a storage container, floodlighting columns, grasscrete parking and a landscaped bund. The proposed elevations have 4.5 metre high perimeter fencing, 13 metre high floodlighting columns, 6 metre high amenity lights, a 1 metre picket fence and a storage container. These elements would be more engineered and formal in appearance than the existing grass pitch and would reduce the current open, undeveloped appearance of the immediate field.
- 6.14. Objectors have raised concerns that the proposal would result in the over-urbanisation of an open area, would harm the Waveney Valley landscape, would be contrary to the openness requirement of Policy DIT1, and would introduce visually prominent fencing, lighting and artificial surfacing close to residential properties. This impact is acknowledged given that the proposal would alter the appearance of the existing grass pitch and would introduce built sports infrastructure into an area which is presently open and grassed.
- 6.15. In considering the landscape impact, the harm must be assessed in its full context. The site forms part of Maltings Meadow Sports Ground, an established sports and recreation facility with grass sports pitches, pavilion/clubhouse facilities, tennis courts, parking areas and existing sports infrastructure. The application site is already maintained as a sports pitch and is experienced as part of the wider sports ground, it is not an undeveloped rural field with no existing recreational or built context.
- 6.16. The BA's Landscape consultant identifies the site as falling within Landscape Character Area 2: Waveney – East of A143 Bungay/Ditchingham to Shipmeadow/Geldeston. The consultation response acknowledges that settlement fringe development can erode the

traditional pastoral landscape of the marshland and that mitigation should be sought to limit or prevent this. However, the response also recognises that the existing landscape features of the site are maintained grass and clipped hedges and that the land is already used as sports fields, meaning that the visual change would occur within an established sports context and would not extend into the wider countryside.

- 6.17. The Landscape consultant identifies the principal physical landscape impacts as the permanent loss of existing grass to artificial surfacing, grasscrete, footpaths and hardstanding, together with the introduction of fencing of various heights and lighting columns, resulting in a degree of loss of openness. These impacts are acknowledged as the proposal would not retain the field in its existing open grassed form. However, Policy DIT1 does not require Maltings Meadow to remain unchanged; rather, it specifically supports new and improved sports facilities, provided that the general character of openness and other landscape considerations are appropriately addressed.
- 6.18. In this case, the AGP would occupy one part of the wider sports ground and would not result in the enclosure or built development of the wider facility. The most visually prominent elements would be the fencing and lighting columns, but these are functional sports infrastructure directly related to the use supported in principle by Policy DIT1.
- 6.19. The Landscape consultant notes that the revised scheme includes landscape mitigation; the submitted layout has a 2 metre high soil bund with 1,693sqm of BNG planting/screening, retained hedgerows, a 1 metre picket fence around the bund and grasscrete parking and planting of standard trees.
- 6.20. The bund and planting would have a dual purpose. It would help soften and screen views of the AGP from the sensitive eastern side near Alma Cottages, while also providing biodiversity enhancement and a stronger planted edge to this part of the sports ground. It is acknowledged that the bund would itself be an engineered landscape feature, and this has also been raised by objectors. However, in the context of the proposed use, the bund is considered an appropriate mitigation response because it would reduce the visual prominence of the pitch infrastructure and provide a planted buffer between the development and nearby residential properties.
- 6.21. grasscrete is proposed for the overflow parking. While it would formalise parking and introduce a managed parking surface, it would have a softer visual appearance than conventional tarmac or concrete hardstanding and would allow the area to retain a greener character when not in use. This is preferable in landscape terms to a fully engineered car park surface and supports the objective of limiting the visual impact of the parking provision.
- 6.22. In assessing openness under DIT1, it is important to distinguish between the existing open appearance of the grass pitch and the wider general openness of the sports ground. The proposal would reduce openness in the immediate location of the AGP through fencing, lighting and surfacing. However, it would not fundamentally alter the

wider open sports ground character of Maltings Meadow. The development would remain low-level in terms of built mass, with no substantial buildings proposed, and the surrounding pitches/open areas would remain visually and functionally open.

- 6.23. The objectors' concerns regarding over-urbanisation are acknowledged. The proposal would introduce a more formal sporting character to this part of the site. However, that change is localised, occurs within an established sports ground, is supported in principle by the site-specific policy for Maltings Meadow, and is mitigated by bunding, planting, retained hedgerows, and grasscrete parking. The proposal is not considered to result in such harm to the wider Waveney landscape or the special qualities of the Broads as to justify refusal.
- 6.24. The proposal delivers social and community benefits through improved all-weather sports provision, youth participation, health and wellbeing, and wider community access. These benefits are relevant to the balancing exercise in Policy DM16, which requires benefits to be weighed against landscape impact. In this case, it is considered that the localised landscape harm is outweighed by the public benefits of the scheme.
- 6.25. Therefore, subject to conditions requiring the implementation and long-term management of the landscaping scheme, bund planting, retained hedgerows, replacement planting, the proposal is considered to retain the general open sports ground character of the area and to respond appropriately to the landscape impacts identified. The development therefore accords with Policy DM16.

Amenity of residential properties

- 6.26. Policy DM21 of the Local Plan for the Broads states that development will not be permitted where it would have an unacceptable impact on the amenity of existing or potential neighbouring properties or uses. Relevant material considerations include; overlooking, overbearing impact, light pollution, noise and disturbance and vibration. Policy DIT1 also requires proposals for new or improved sports facilities at Maltings Meadow to avoid unacceptable impacts on neighbouring occupiers.
- 6.27. The impact on neighbouring occupiers is one of the principal considerations in the determination of this application. Objections have been received from nearby residents, to the east/north-east of the proposed AGP at 8-11 Alma Cottages, which are the four closest residential properties. Residents have questioned the accuracy of distances shown on the submitted plans, including whether existing residential extensions have been fully shown. Following a site visit it can be confirmed that there is a distance of 25 metres to the nearest property boundary of 8 Alma Cottages.
- 6.28. Objections are raised to the potential for a greater frequency and duration of noise and activity. It is acknowledged that the proposal would be a more intensive and formalised sports facility close to residential properties. Unlike the existing grass pitch, the AGP would be capable of more reliable year-round use and would be supported by floodlighting, meaning that use during darker winter evenings would be possible.

- 6.29. However, the site is already an established sports ground, and the proposed use would remain a sports use within that existing context. The proposal would not introduce a new incompatible use next to residential properties; rather, it would improve and formalise an existing lawful sports use. The relevant planning judgement is whether the additional amenity impacts arising from the AGP would be unacceptable, having regard to the existing site context, the technical evidence, the Environmental Health position, and the mitigation and controls that can be secured by condition.
- 6.30. The applicant has agreed to the Environmental Health Officer's recommended hours. Importantly, these hours would apply to the AGP, and the car parking area. All sports activities, use of the site and external lighting within the application site would cease by 21:30 Monday to Friday and 20:00 on Saturdays, Sundays, bank holidays and public holidays. This provides a clear and enforceable control over the operation of the sports ground. It is worth noting that other elements of the wider site, have different hours and are not subject to this application.
- 6.31. The existing permission for team formation sports restricts such activities to 09:00–18:00 on weekdays and 09:00–17:00 on weekends and bank holidays, with up to 20 extension days per year to 20:30. The proposed hours would allow later use than the existing team sport restriction, and this weighs against the proposal in amenity terms.
- 6.32. At present, the wider site has a complex planning history with different uses and controls. The proposed condition would formalise the operation of this part of the facility and secure a clear end time for all sports use and lighting. This would give nearby occupiers certainty and would allow the Local Planning Authority to take enforcement action if the site were used beyond the approved hours.
- 6.33. Objections have been received relating to noise, and the applicant has submitted a Noise Management Plan. This identifies potential noise sources as footballs being kicked and striking the ground or perimeter fencing, shouting and cheering during matches, anti-social behaviour such as swearing, and people arriving and leaving the facility. The plan sets out management measures including staff attendance when the pitch is in use, regular observation of the pitch, monitoring by a nominated Noise Monitoring Officer, and a complaints process.
- 6.34. The applicant's supporting statement recognises that intensification is made possible by the enhanced durability of a 3G surface, but states that the noise assessment predicts emissions from the AGP at nearby noise-sensitive properties based on measured data from existing AGPs and noise modelling. The submitted statement concludes that the proposal would meet the World Health Organisation guideline level for "moderate community annoyance" of 50dB and would therefore be acceptable in noise terms.
- 6.35. There is a material betterment in the physical relationship between sports activity and the closest resident at 8 Alma Cottages. At present, users of the existing grassed area are not contained within a formal fenced pitch enclosure and can stand or congregate much closer to the eastern boundary/hedge adjoining neighbouring residential

properties. The application shows the formal AGP playing area would be contained by fencing, with playing lines set a minimum of 3 metres from the pitch perimeter to limit ball impacts against the fencing, and neoprene washers fitted to fence panel fixings to reduce rattle and vibration from ball strike. The submitted layout also introduces a 2 metre high landscaped bund with BNG planting, between the AGP and nearby residential properties.

- 6.36. This does not remove all noise impact, and residents' concerns remain understandable given the close relationship between the AGP and Alma Cottages. However, the proposal would replace an informal and less controlled edge condition with a managed, enclosed and physically separated sports facility. Together with the mitigation measures proposed, the development would provide a more controlled operational relationship with neighbouring properties than the existing open grassed pitch arrangement. The residual noise impacts are therefore considered acceptable subject to conditions securing the approved layout, bund, fencing, Noise Management Plan and site-wide hours restriction.
- 6.37. Concerns have also been raised that the proposed bund could be used by spectators or others to look into nearby homes and gardens. This is a legitimate concern given the proximity of the bund to neighbouring residential properties. The submitted layout shows a 2 metre high soil bund with planting/screening and a 1 metre high picket fence with "keep off the bund" measures. A condition will be applied, requiring details of bund planting, fencing, signage and management to ensure the bund is not used for spectating, informal access or any other activity that could give rise to overlooking.
- 6.38. In terms of lighting, the impacts are considered under Policy DM22 separately, but they are also relevant to residential amenity under Policy DM21. The proposed floodlighting would be visible from nearby properties and would change the evening character of the site during periods of use.
- 6.39. The submitted Sports Lighting Statement assesses the proposed lighting against the Institution of Lighting Professionals guidance. The site has been assessed on a precautionary basis as an Environmental Zone E1, reflecting its sensitive Broads context. The lighting design maintains an average of 200 lux across the pitch, while using flat-glass LED luminaires selected to reduce spill towards surrounding land and nearby dwellings. The assessment identifies that horizontal light intrusion to the nearest property would be less than 0.2 lux at ground level and vertical illuminance on the eastern boundary would be a maximum of 0.4 lux, both below the 2-lux pre-shut off threshold identified for Environmental Zone E1. During cut off hours, lighting intrusion would be 0 lux, complying with the relevant post-shut off threshold.
- 6.40. Obtrusive light has also been assessed from observer positions at nearby residential properties, including at ground and first-floor height. The assessment submitted with the application states that the highest maximum luminous intensity from the proposed lighting would be 590 candelas, which is below the 2,500-candela pre cut off threshold for Environmental Zone E1. The submitted lighting information also confirms that

calculations have been undertaken without allowing for intervening obstructions such as trees, hedges, fences or acoustic fencing, and therefore represent a worst-case assessment.

- 6.41. The lighting would be required to comply with the approved lighting scheme and will be subject to a condition requiring automatic shut-off by the approved hours and post-installation verification. Subject to those controls, the lighting impact on neighbouring occupiers would not be unacceptable.
- 6.42. Concerns regarding antisocial behaviour are also noted. While antisocial behaviour is not automatically a reason to refuse planning permission, the management of the facility is relevant where it affects residential amenity. The recommended Site Management Plan and Noise Management Plan should include a code of conduct, arrangements for supervision, contact details for complaints, and procedures for dealing with unacceptable behaviour. Norfolk Police's comments can also be addressed through the site management and parking management conditions.
- 6.43. Overall, in terms of neighbour amenity, while the proposal would result in a change for nearby residents, it is not considered that the impacts would be so harmful as to be unacceptable in planning terms subject to the proposed site-wide hours restriction and restriction on the use of the floodlights, the Noise Management Plan, the proposed bund and planting, lighting controls, and the ability to secure detailed management measures by condition. Therefore, subject to conditions to control the above, the proposal would comply with Policy DM21 and the amenity requirements of Policy DIT1.

Highways

- 6.44. Policy DM23 requires development proposals to be assessed in terms of their impact on traffic capacity, highway safety, generated traffic, access, visibility, turning facilities, sustainable transport, parking and travel planning.
- 6.45. Objectors have raised concern that the development would increase parking pressure and displace informal parking currently taking place on the field during larger events.
- 6.46. The proposal includes formalised grasscrete overflow parking for 79 vehicles. This would provide a more organised and managed parking arrangement than informal parking on grass, and verges. Norfolk County Council Highways has raised no objection, and as such, the proposal is not considered to result in unacceptable highway safety impacts. The proposals are therefore acceptable under Policy DM23.

Other issues

- 6.47. Policy DM11 requires development to protect, preserve or enhance the significance and setting of historic, cultural and architectural heritage assets and the wider historic environment, including archaeological interests.
- 6.48. Historic Environment Services has advised that the site lies within an area where cropmarks of likely archaeological origin have been recorded, including a multiple ditched enclosure of prehistoric or Roman date. There is therefore potential for buried

archaeological remains to be present. The proposed development involves groundworks for the AGP, drainage, fencing, lighting columns, hardstanding and bund formation. These works could affect below-ground archaeological remains. Historic Environment Services has not objected, subject to archaeological mitigation beginning with trial trenching to determine whether further work is required. Subject to a written scheme of investigation condition, the proposal is acceptable under Policy DM11.

- 6.49. Policy DM2 requires development to demonstrate that it would not have an adverse impact on water bodies, including surface water and groundwater, in terms of quality and quantity. The proposal does not raise significant foul drainage issues, but surface water quality and potential rubber crumb migration are relevant. The submitted infill containment and drainage measures, including waste sumps and filtered drainage features, are intended to prevent rubber crumb entering the drainage system.
- 6.50. Although not a specific Local Plan policy issue, microplastic migration is relevant to Policies DM2, and DM13. Norfolk Wildlife Trust has raised concern that 3G pitches are a source of intentionally added microplastics and recommends signage, behavioural change, infill collection equipment and post-construction monitoring. The proposed infill retention measures include recycled plastic containment barriers, hardstanding around the AGP, reduced infill requirement through use of a shock pad, boot cleaning stations, detox infill collection grates and drainage inspection chambers with waste sumps. The end-of-life recycling procedure also identifies a process for recycling.
- 6.51. The site is within the Waveney, Lower Yare and Lothingland Internal Drainage District and IDB byelaws apply. Any Land Drainage Consent is a separate regulatory matter, but planning conditions should secure the drainage details necessary to make the development acceptable. Subject to drainage, maintenance and infill containment conditions, the proposal is acceptable under Policy DM2.
- 6.52. Policy DM5 requires development in flood risk areas to be compatible with national policy, supported by a site-specific Flood Risk Assessment where required, and designed so that flood risk is acceptable and not increased elsewhere. Policy DIT1 also identifies flood risk as a constraint and requires development to manage flood risk on site and not increase flood risk elsewhere.
- 6.53. Objectors have raised concern that the artificial pitch and associated works could displace surface water and increase flooding elsewhere. The submitted AGP construction includes porous asphalt, sub-base, geotextile membrane, lateral drains and perimeter drains. The proposed parking area would be grasscrete rather than conventional impermeable hardstanding. Subject to a condition securing the final surface water drainage scheme, drainage maintenance and compliance with the submitted drainage principles, the proposal is considered acceptable under Policy DM5.
- 6.54. Policy DM13 requires development to protect biodiversity value, minimise habitat fragmentation, maximise opportunities for restoration and enhancement of natural habitats, and include beneficial biodiversity features where appropriate.

- 6.55. The submitted BNG report confirms that, without mitigation and compensation, the proposal would result in a biodiversity net loss, with the lost habitat comprising amenity grassland. The proposal includes on-site enhancement through the landscaped bund, BNG planting, retained hedgerows and proposed planting. The BNG position would also need to be secured through the statutory Biodiversity Gain Plan process, together with any required off-site units and a Habitat Management and Monitoring Plan.
- 6.56. In relation to bats, the ecologist, and Norfolk Wildlife Trust, welcomes the mitigation proposed, including moving the pitch further south, use of bat-sensitive lighting, sharp cut-off lighting, limited spill and changes to existing car park lighting.
- 6.57. Subject to conditions securing the above, the proposal is acceptable under Policy DM13.
- 6.58. Policy DM7 seeks to protect existing open space and recreational facilities unless they are replaced by equivalent or better provision. Although the proposal would replace an existing grass pitch with an artificial playing surface and introduce associated infrastructure, the land would remain in active recreational use. The development would improve the quality, reliability and year-round availability of the facility, enable more use and provide wider community benefits. There would be no material loss of recreational open space, and the proposal is therefore consistent with Policy DM7.
- 6.59. Policy DM22 requires the tranquillity and dark sky experience of the Broads to be conserved and enhanced. External lighting outside Dark Sky Zone 1 will only be permitted where it is required for safety, security or community reasons and where the design minimises light spillage.
- 6.60. The site lies within Light Pollution and Dark Skies Zone 2. Objectors have raised strong concerns regarding existing lighting, cumulative lighting, proposed 13m columns, light spill into windows, glare to drivers on Pirnhow Street and effects on dark skies. The proposal would introduce additional artificial lighting into a sensitive dark skies area. However, Policy DM22 does not prohibit all external lighting. It allows lighting where it is justified and designed to minimise light spillage.
- 6.61. The submitted Sports Lighting Statement explains that lighting is required to allow the facility to be used safely during darker winter months and that lighting would operate only during permitted evening use, after dusk and up to the approved cut off. The submitted bat lighting evidence states that, to limit negative effects on bats, white and low red light should be avoided in or close to bat habitat, while high red lights may be used without significant impact. Subject to conditions requiring the lighting to be installed in accordance with the approved scheme, no additional external lighting, automatic shut-off by the agreed operating hours, the proposal is considered acceptable under Policy DM22.

7. Conclusion

- 7.1. The proposal has generated significant public interest, including substantial support and a number of detailed objections which raise legitimate planning concerns. In particular, the development would introduce a more formalised and engineered sports use on this part of the site and enable more reliable and frequent use than the existing grass pitch, including evening use during the darker months.
- 7.2. These impacts weigh against the proposal. However, Maltings Meadow is an established sports ground and Policy DIT1 acknowledges this and supports the improvement of the wider site and provision of sports facilities, subject to the impacts being acceptable. The principle of consolidating and improving sports provision in this location is therefore supported.
- 7.3. The application is supported by evidence of local and wider community need, including representations from users and support from Bungay Town Council and East Suffolk Council. The proposal would deliver significant public benefits through improved all-weather sports provision, youth engagement, grassroots football, community access, and improvements to health and wellbeing.
- 7.4. The proposal would also provide an improvement in the management of the site. The applicant has agreed to the Environmental Health Officer's recommended hours, meaning that all sports use and lighting within the application site would cease by the conditioned times.
- 7.5. Further mitigation would be secured through conditions and includes a Noise Management Plan, lighting controls and an automatic lighting shut off, landscaping and bunding, biodiversity net gain planting, grasscrete parking, a Travel Plan, drainage measures, infill containment, ecological mitigation and archaeological investigation.
- 7.6. Policy DM44 supports local community uses and facilities where a need has been demonstrated, the location within the Broads is justified, the development is of an appropriate scale and sustainably located, and there would be no unacceptable effects on protected species, habitats, landscape character or the historic environment. Given the identified need, the established sports use of the site and the proposed mitigation, these requirements are considered to be met.
- 7.7. On balance, the policy support and public benefits arising from improved community sports provision are considered to outweigh the identified localised harms. Subject to the recommended conditions, the proposal accords with Policies DIT1 and DM44 and the Local Plan when read as a whole. The application is therefore recommended for approval.

8. Recommendation

8.1. Approval subject to the following conditions:

- i. Time Limit
- ii. Approved plans
- iii. Site-wide hours restriction.
- iv. Automatic lighting shut off.
- v. No additional external lighting.
- vi. Lighting installed as approved.
- vii. Site-wide Management Plan and Code of Conduct.
- viii. No amplified sound or PA system.
- ix. Parking Management Plan.
- x. Highways
- xi. Grasscrete parking delivered before first use.
- xii. Landscaping and bund planting.
- xiii. Biodiversity Gain Plan and HMMP.
- xiv. Ecological mitigation.
- xv. Tree and Hedgerow Protection and Replacement Planting
- xvi. Infill retention and microplastic control.
- xvii. End-of-life recycling plan.
- xviii. Surface water drainage and maintenance.
- xix. Construction Environmental Management Plan.
- xx. Archaeological Written Scheme of Investigation.

9. Reason for recommendation

- 9.1. The proposal is considered to accord with Policies DM2, DM5, DM7, DM11, DM13, DM16, DM21, DM22, DM23, DM43, DM44, DIT1.

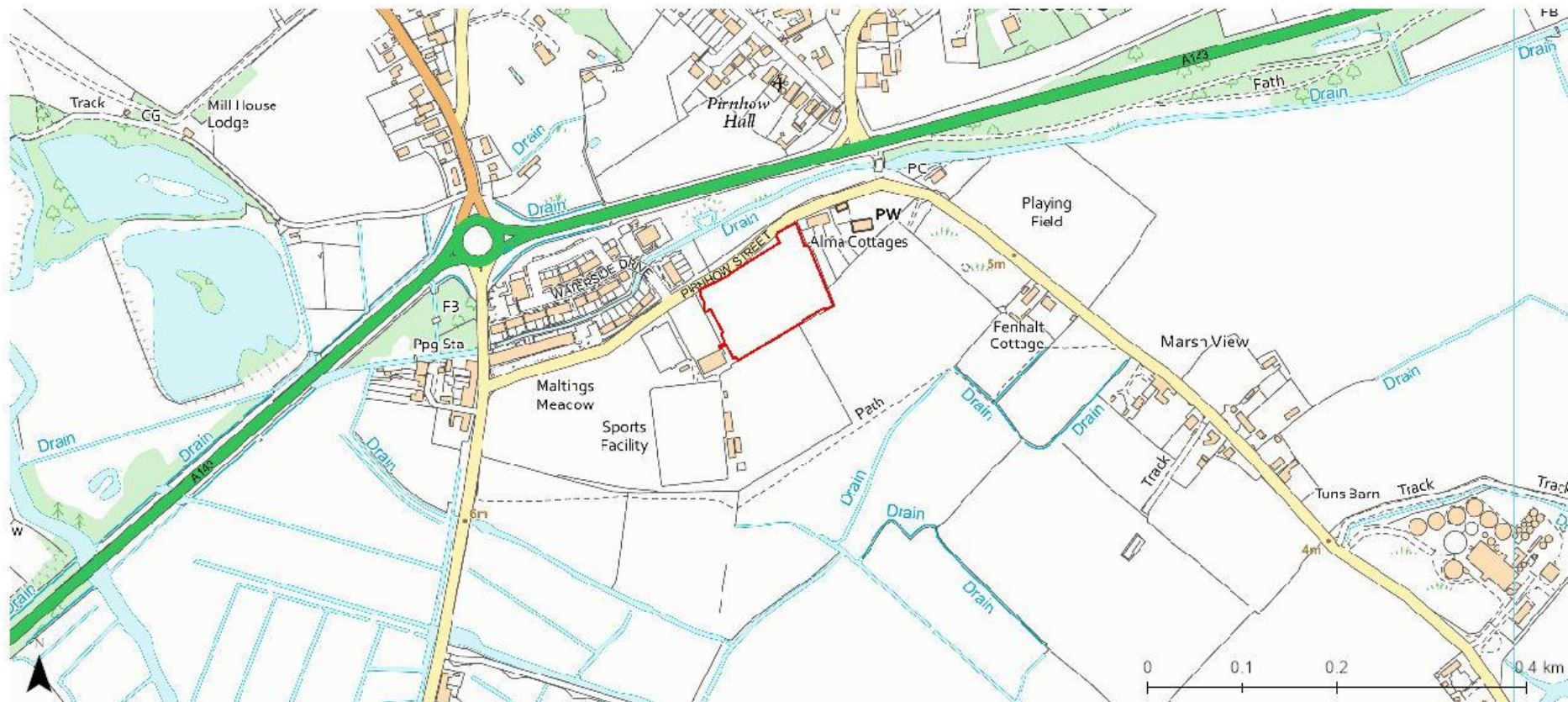
Author: Callum Sculfor

Date of report: 27 July 2026

Appendix 1 – [Location map](#)

Appendix 1 – Location map

BA/2026/0116/FUL - Maltings Meadow Sports Ground, Pirnhow Street, Ditchingham, NR35 2RU



© Crown copyright [and database rights] 2026 OS AC0000814754. 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-license, distribute or sell any of this data to third parties in any form. © Bluesky International Limited and Getmapping Limited 1999-2023. © Bluesky International Limited 2024 and onwards.

Planning Committee

7 August 2026

Agenda item number 10

Enforcement update

Report by Planning Officer (Compliance & Implementation)

Summary

This table shows the monthly updates on enforcement matters. The financial implications of pursuing individual cases are reported on a site-by-site basis.

Recommendation

To note the report.

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
14 September 2018 BA/2018/0047/ UNAUP3	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	Unauthorised static caravans (Units X and Y)	- For previous history please refer to Enforcement update, Planning Committee 8 May 2026 - Statics X & Y have been removed entirely from site, notice is complied with [22/06/2026].

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
21 September 2022 BA/2017/0006/ UNAUP1	Land at Loddon Marina, Bridge Street, Loddon	Unauthorised static caravans	- For previous history please refer to Enforcement update, Planning Committee 8 May 2026 - One static removed, remaining one is being used only in association with running of the campsite and marina. This is considered acceptable, presents no additional harm and as such is not expedient to pursue further [22/06/2026].
9 December 2022 BA/2018/0047/ UNAUP3	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	Unauthorised static caravan (Unit Z)	- For previous history please refer to Enforcement update, Planning Committee 8 May 2026 - Static Z has been removed entirely from site, notice is complied with [22/06/2026].
31 March 2023 BA/2023/0004/ UNAUP2	Land at the Berney Arms, Reedham	Unauthorised residential use of caravans and outbuilding	- Authority given to serve an Enforcement Notice requiring the cessation of the use and the removal of the caravans. - Enforcement Notice served 12 April 2023. - Appeal submitted against Enforcement Notice [25/05/2023]. - Appeals dismissed and notice upheld with variations [22/04/2025]. - This site will be discussed further with the owner, once the proposed action at the other sites is taken.
2 February 2024 BA/2022/0007/ UNAUP2	Holly Lodge, Church Loke, Coltishall	Unauthorised replacement windows in listed building	- Authority given to serve a Listed Building Enforcement Notice requiring the removal and replacement of the windows and the removal of the shutter. Compliance period of 15 years - LPA in discussions with agent for landowner [10/04/2024]. - No resolution achieved through discussion. Legal advice sought [29/08/2024]

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			• Case review – Listed Building Enforcement Notice to be served, in process of content being considered and drafted. • Listed Building Enforcement Notice served by hand on Friday 24th January. • Appeal submitted and valid – start date 19/03/2025. Will be dealt with by compliance officer [21/03/2025]. • PINS contacted about delay, await response [19/11/2025]. • PINS confirmed no case officers available [25/11/2025]. • PINS Site visit carried out Tuesday 16th June, approx. 2 weeks for decision [22/06/2026].
12 December 2025 BA/2024/0045/ UNAUP4	Land on the South-West Side of Norwich Road, Gillingham, Beccles	Unauthorised fence and development of mooring plot	• Authority given to serve an Enforcement Notice requiring removal from the site all wooden boarding from the floor area including the raised stepped seating area to the rear of the plot, leaving a walkway with a width of no more than 2 meters from the edge of the quay heading. • Enforcement Notice served 12 December 2025 - compliance period 3 months [26/01/2026]. • Works have not been completed, owner warned of possible direct action. [12/04/2026]
BA/2026/0019/I NFENF	The Thaiway Church Road Hoveton Norfolk NR12 8UG	Unauthorised siting of storage unit	• Enforcement Notice served 28/05/2026. Compliance period 28 days. [21/08/2026] • Appeal submitted 23/07/2026 awaiting validation.

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
BA/2025/0063/1 NFENF	18 Long Dyke Wayford Bridge Norfolk	Unauthorised siting of shipping container	- Enforcement Notice served 29/06/2026. Compliance period 28 days. [26/08/2026] - Appeal submitted and valid. - Start date 20/07/2026. Will be dealt with by the compliance officer.

Author: Tony Wilkins

Date of report: 27 July 2026

Background papers: Enforcement files

Planning Committee

7 August 2026

Agenda item number 11

BA/2026/0001/TPO Woodland To The North Of Long Dyke, Wayford Bridge- site visit decision

Report by Heritage and Design Manager

Summary

Objections have been received to a provisional Tree Preservation Order (TPO) (BA/2026/0001/TPO) and, as required by the Authority's Scheme of Delegation, this TPO will need to be determined by the Planning Committee. This report considers whether a site visit is required prior to the determination of the TPO.

Recommendation

That Members of the Planning Committee do not undertake a site visit for the provisional TPO at the woodland to the north of Long Dyke at Wayford Bridge (BA/2026/0001/TPO).

1. Background

- 1.1. As part of its obligation as a Local Planning Authority (LPA), the Broads Authority is required to consider the serving of Tree Preservation Orders (TPOs) on trees which are considered to be of amenity value and where it is expedient to do so. The Town and Country (Tree Preservation) (England) Regulations) 2012 sets out the procedure relating to TPOs and government guidance (Tree Preservation Orders and trees in conservation areas, 2014) provides further information.
- 1.2. This report explains how this process has been carried out in respect of a woodland at Wayford Bridge in an area north of Long Dyke.

2. Tree Preservation Order procedure

- 2.1. There are two prerequisites which must be met for a tree or woodland to be considered for protection through a TPO. Firstly, it must be of amenity value, and secondly it must be expedient to serve the order. There are many trees in the Broads (and elsewhere) which are of sufficient amenity value to qualify for TPO status, but which are not protected as it is not considered expedient to do so. When considering expediency, one of the factors considered by the LPA is whether the trees are under threat. The TPO process is not a designation like, for example, a conservation area which is made following an assessment of particular character, but is effectively a response to a set of circumstances.

- 2.2. Typically, the consideration of a tree or woodland for a TPO designation will arise in connection with a development proposal, either through a formal planning application or a pre-Planning application discussion. At a site visit or when looking at photos or other visual representations, a case officer will see there is a tree on the site which is potentially of amenity value and under threat from the proposed development and this will trigger the TPO process. The case officer will consult the Authority's Arboricultural Consultant who will visit the site and make an assessment of the tree under the 2012 Regulations. If the tree is considered to meet the criteria in the Regulations, then the LPA will consider whether a provisional TPO should be served. In some circumstances this can also be promoted by the reporting of works to or felling of prominent trees that are not protected, as was the case in this instance.
- 2.3. After a provisional TPO has been served there is a consultation period, which gives the opportunity for the landowner/s and other interested parties to comment on it. The Regulations require that a provisional TPO must be formally confirmed by the LPA within 6 months of it being served; if it is not confirmed then it will lapse automatically.
- 2.4. The Authority's scheme of delegation allows provisional TPOs to be served under delegated powers and for non-controversial TPOs (i.e. where no objections have been received) to be confirmed by officers under delegated powers. Where an objection has been received as part of the consultation process, Members can decide to undertake a site visit to view the tree prior to making a decision on whether or not to confirm the TPO. Guidance on when it is appropriate to undertake a site visit is similar to that which applies in respect of a planning application. This is set out in Appendix 3 of the [Code of Practice for members of the Planning Committee and officers \(broadshires.gov.uk\)](https://www.broadshires.gov.uk/authority/practice-for-members-of-the-planning-committee-and-officers/). The circumstances in which this would be appropriate include:
- where the issues are finely balanced;
 - where the impacts on neighbour amenity or the wider landscape are difficult to envisage other than by site assessment; or
 - it is beneficial in the interests of local decision-making to demonstrate that all aspects of the proposal have been considered on site.
- 2.5. The grounds of the objection will be reported to the Planning Committee in order to inform the decision on whether or not to undertake a site visit, and a recommendation will be made by officers.
- 2.6. The details of the objection will only be discussed at the meeting where a decision is to be made on whether or not to confirm the TPO. This is likely to be in the autumn.

3. BA/2026/0001/TPO at woodland to the north of Long Dyke, Wayford Bridge

- 3.1. The subject trees are a mixed deciduous woodland, including oak, ash, willow, alder and birch trees.

- 3.2. The woodland is roughly triangular in shape and is located to the east and south of the A149 and north of the river Ant at Wayford Bridge. Agricultural land sits between the A149 and the woodland. The southern end of Nobbs Loke forms the eastern boundary, while the northern end of Long Dyke and the boatyard of Wayford Marine Ltd runs along its southern edge, between the woodland and the river Ant.
- 3.3. The woodland comprises a mixed deciduous woodland, including oak, ash, willow, alder and birch and as a woodland group the trees are important for their cohesion. The condition of the trees is generally considered to be fair, with a retention span of between 40-100 years. The trees are medium-sized trees and the woodland is not large in size. As such, there are limited wider views of it but it is considered to contribute to the amenity of the area in which it sits.
- 3.4. A parcel of woodland at the eastern end of the woodland has been sold and the new owner has carried out significant felling. It is considered there is a risk of further felling in this area and the potential for further erosion of the woodland should other parcels of it be sold.
- 3.5. On 11 June 2026 a provisional TPO was served on the woodland. This must be confirmed by 11 December 2026.
- 3.6. On 7 July 2026 a letter objecting to the TPOs was received and on 8 July a further objection was received. Three letters of support have also been received.

4. Site visit consideration

- 4.1. A summary of the objections to the provisional TPO and the responses from the Authority's Arboricultural Consultant to the representations received are set out in a Statement of Case, attached at Appendix 1.
- 4.2. The main issues raised by the objection(s) are;
The remaining trees on the plot that has been sold have unstable root systems due to water-logged ground and pose a risk to public safety; there is no intention of removing healthy trees that contribute to the appearance of the area; the owner of the wider woodland should not be punished with a TPO due to the actions of a different land owner; the woodland is being properly managed; the TPO will mean that the Internal Drainage Board / Environment Agency do not clear the drains properly; the lack of enforcement by the BA against a neighbouring land owner will result in damage to the woodland; the extent of the TPO is not proportionate to the area of damage; the TPO should have been served sooner; the TPO has not been served for the proper purpose.
- 4.3. A presentation on the TPO will be provided at the 11 September 2026 or 9 October 2026 meeting of the Planning Committee with photographs of the woodland and its context, including the neighbouring properties and the local area.
- 4.4. Officers are satisfied that Members can get a full and clear understanding of the woodland, its context and the issues raised in the objection from the presentation and

that a site visit is not required in order to make a considered and sound judgement in this case.

- 4.5. If a site visit is deemed necessary then it must be held with consideration for the report deadline associated with the Planning Committee meeting when the TPO is to be determined.
- 4.6. The report for the Planning Committee meeting will detail recommendations for consideration regarding the confirmation of the TPO.

5. Recommendation

- 5.1. That Members do not undertake a site visit.

Author: Kate Knights

Date of report: 16 July 2026

Background papers: BA/2026/0001/TPO file

Appendix 1: Statement of Case

Appendix 2: Location map

Appendix 1 – Statement of Case – Provisional TPO at Woodland to the north of Long Dyke, Wayford Bridge

1. Introduction

- 1.1. It is the Authority's practice to provide Members with a Statement of Case, outlining the issues under consideration.
- 1.2. Two objections have been raised to the provisional TPO.
- 1.3. Three letters of support have been received.
- 1.1. As well as the points raised by the objectors and the Authority's response which are set out in the table below, there are other considerations. The woodland contains a mix of trees and as such will have some longevity of life; it is considered to contribute to the visual amenity of the area and is therefore of some benefit to the general public; the trees increase resilience to climate change and improve air quality in the area, aid biodiversity and encourage wildlife.

2. Representations and responses

- 2.1. The issues raised by the objectors and the Broads Authority's Tree Consultant's response are set out below:

No.	Representation	Response
1.	Many of the remaining trees (on the land where works have taken place) have water-logged and unstable root systems as a result of persistent flooding. There is a risk that these trees could fall, potentially causing damage to the public ROW and any nearby structures.	The trees in question have established within the woodland with root systems adapting to the woodland environment and associated waterlogging. The remaining trees are more at threat of failure due to exposure following the clearance than the annual waterlogging. In order to protect these and ensure their replacement should they fail, it is essential that the trees are protected. If the trees are deemed a risk then an application to remove them can be made and if appropriate, permission given alongside a tree replacement notice. The remaining trees are more at threat due to the recent works rather than waterlogging.

No.	Representation	Response
2.	There is no intention of removing healthy, established trees that contribute positively to the character and appearance of the area and we believe that a blanket TPO on all remaining trees may be excessive and could hinder the management of those that present a genuine safety risk.	It is considered that healthy trees that positively contribute to the amenity of the area have been removed and would continue to be removed. A woodland TPO recognises the value of the woodland as whole, including this area, and dead and dangerous trees can continue to be managed appropriately. The TPO will allow The Broads Authority to work with the owner(s) to ensure future appropriate management of the woodland.
3.	The owner of the larger area of woodland sold a portion of the land within the TPO and the clearance of trees in this area has occurred solely within that plot so the responsibility for it lies with the new owner. Therefore the owner of the wider woodland should not be “punished” by the BA with additional restrictions when they have done nothing wrong.	We agree that the actions of the new owner of the plot that has been sold are not the responsibility of the land owner of the rest of the woodland. However, the plot is part of the wider woodland and the works that have taken place therefore represent an erosion of it. The TPO is not a punishment, applications are free and the application process will not hinder the continued good management of the rest of the woodland.

No.	Representation	Response
4.	Since an incident where a whole oak tree was cut down by a mooring plot owner on Long Dyke, any request from plot owners to cut branches which extend over their mooring plots has been refused and the land owner now employs a tree surgeon to cut down branches along the dyke if they are considered dangerous.	The incident with the neighbour is a private matter. The employing of a tree surgeon to remove dangerous branches over the moorings is good arboricultural management and would not be restricted by the TPO as it is exempt. Gov.uk guidance states: What is the exception for work to prevent or abate a nuisance? The authority's consent is not required for carrying out the minimum of work on a tree protected by an Order that is necessary to prevent or abate a nuisance. Here 'nuisance' is used in its legal sense, not its general sense. The courts have held that this means the nuisance must be actionable in law – where it is causing, or there is an immediate risk of it causing, actual damage. When deciding what is necessary to prevent or abate a nuisance, tree owners and, where applicable, their neighbours and local authorities, should consider whether steps other than tree work might be taken. For example, there may be engineering solutions for structural damage to buildings. See here for further details.
5.	The Internal Drainage Board (IDB) is responsible for the annual dredging / clearing of the land drains within the TPO area. Would it be practical for them to get planning approval to cut overhanging branches prior to dredging the drains? This will not happen, dredging will not be carried out properly and the land will be left with an increased risk of flooding, resulting in further damage to all the trees in the area.	There is no requirement for the BA to consult the IDB or EA on this provisional TPO. The IDB is a statutory undertaker and is therefore permitted to undertake works required to fulfil their statutory function without obtaining permission from us, although it should notify the Local Planning Authority of such works. It is very unlikely that the TPO would prevent it from effectively managing the drains on the land.

No.	Representation	Response
6.	The BA is in contravention of the TPO due to a lack of enforcement against a neighbouring land owner, who has raised ground levels and does not have a sewage disposal system, which will cause damage to this woodland and contribute to its complete destruction.	This is not of relevance to this TPO. The EA was consulted on the planning application mentioned by the objector and did not object in terms of flood risk.
7.	The extent of the TPO area is not proportionate to the extent of felling work that has been undertaken which is wholly in the area of land that has been sold. The BA has not justified why the area within the larger woodland area is at any greater risk of clearance than the many other sites in the BA's jurisdiction. As a TPO can be issued in 24 hours, there is no need for a blanket TPO, as they can be issued quickly as and when tree clearance is reported.	The woodland is valuable as a whole and the works that have been undertaken have eroded it. As such it is considered that the whole woodland should benefit from the same level of protection and this should reduce any potential future tree removal should further parcels be sold or a precedent be set by the works that have taken place. The potential risk to the whole woodland is what results in a TPO being appropriate here. Unfortunately we do not have an out of hours service and cannot therefore always serve TPOs within 24 hours.

No.	Representation	Response
8.	The TPO has been ineffective in preventing significant tree clearance. The objector was notified months ago by people living at Wayford Marine Ltd that some tree clearance had taken place and she assumes the BA were also notified. Why did the BA wait until June to serve a TPO? It is assumed the BA allowed the trees on the plot to be cleared in a desperate attempt to prevent any further portions of the land being sold (by discouraging potential purchasers and devaluing the site). There is no planning policy that prohibits the splitting of land.	The BA was notified of some tree felling in December 2025. A site visit was carried out and at that point there was not enough felling to warrant any action, but as it was tree felling within a woodland the Forestry Commission was notified. The FC visited the site and explained to the site owner that a certain amount of timber can be felled in each calendar quarter and he was advised to stop felling so this amount was not exceeded. In the middle of May we were contacted again by the FC who had received a complaint about further tree works at the site and the FC requested that a TPO be served. This was investigated further and the TPO was served in early June. We are aware that there is no policy that prevents land being sold and the intention of the TPO is not to discourage future purchasers or devalue the land. The TPO will ensure that even if the woodland is divided into different ownerships it is protected. Any reasonable tree works would gain permission. It is not an onerous application process and there is no fee for advice or an application. The Broads Authority will always work with applicants and owners to seek the best and most appropriate management of trees.
9.	No objection is raised to TPOs when they are used to protect the Broads landscape and character and to protect the habitat which trees and woodland provide. It is obvious this order was not applied for this purpose.	The TPO was served because there is a threat to the woodland as a whole and it has amenity value.

No.	Representation	Response
10.	The BA has two options: 1) to re-issue the TPO covering only the area that has been sold and where tree clearance has taken place. 2) Carry out enforcement action on the adjoining land owner in relation to various issues listed.	It is considered that point 2 is a separate issue to the serving of the TPO and not of relevance to whether or not the TPO should be confirmed. The BA considers it appropriate for the TPO to be confirmed as it is covering the whole woodland which is seen as a cohesive unit, rather than modified to only cover the area of land that has been sold.

- 2.2. Members should consider this Statement of Case when considering whether to carry out a site visit and whether to confirm the TPO

3. Location map

Woodland to the north of Long Dyke, Wayford Bridge, Norfolk

11 June 2026



Scale: 1:2,500



© Crown copyright [and database rights] 2026 OS AC0000814754. 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-license, distribute or sell any of this data to third parties in any form. © Crown copyright [and database rights] 2026 OS AC0000814754. 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-license, distribute or sell any of this data to third parties in any form. © Bluesky International Limited and Getmapping Limited 1999-2023. © Bluesky International Limited 2024 and onwards.

Planning Committee

7 August 2026

Agenda item number 12

Norfolk Community Safety Partnership: Norfolk Heritage Watch- Strategic Delivery Plan 2026-2029

Report by Planning and Heritage Officer

Summary

Norfolk Community Safety Partnership has produced the Norfolk Heritage Watch - Strategic Delivery Plan 2026/29. This plan sets out the aims of the newly formed Norfolk Heritage Watch and supporting Heritage Crime Partnership, which are to strengthen and improve multi-agency response to heritage crime in Norfolk.

Recommendation

That the Planning Committee endorses the Norfolk Community Safety Partnership - Norfolk Heritage Watch - Strategic Delivery Plan 2026-2029 and note that a Planning Officer will represent the Authority at the Norfolk Heritage Crime Partnership.

1. Introduction

- 1.1. This document sets out the basis and aims of the newly formed Norfolk Heritage Watch and associated Norfolk Heritage Crime Partnership which have been convened by the Police Crime Commissioner for Norfolk and the Norfolk Community Safety Partnership.
- 1.2. The Norfolk Community Safety Partnership (NCSP) brings together organisations from across Norfolk to tackle crime and disorder. The members of the NCSP represent local councils, policing and fire services, probation, youth offending, health and housing.
- 1.3. In Norfolk, the Community Safety Partnership is hosted and managed by the Office of the Police and Crime Commissioner (OPCCN).
- 1.4. Norfolk Heritage Watch and the associated Norfolk Heritage Crime Partnership have been formed to strengthen and improve multi-agency response to heritage crime in Norfolk.
- 1.5. The document defines heritage crime as any offence which harms the value of heritage assets and their setting and goes on to give examples of both designated and non-

designated heritage assets (see page 3 and 4). Of the 11,458 designated heritage assets within Norfolk, only 321 are sited within the Broads Authority Executive Area.

- 1.6. The formation of Norfolk Heritage Watch followed a series of roundtable events with key stakeholders, including the Historic England, English Heritage, National Trust, Norfolk Archaeological Trust, Norfolk Churches Trust, Norfolk Constabulary, County, District, Borough and City Councils as well as representation from the Broads Authority.
- 1.7. The delivery plan sets out three defined pillars of focus for Norfolk Heritage Watch with identified actions, lead organisation and delivery dates. These are set out on pages 7 through to 9 of the document, under the headings of:
 - Pillar 1: Crime Prevention and Security Measures
 - Pillar 2: Communications and Engagement
 - Pillar 3: Children and Young People
- 1.8. Fourteen actions are set out under the three pillars. These vary from the development of a neighbourhood alert system (lead by Norfolk Constabulary), through to recruitment and training of Norfolk Heritage Watch Volunteers to monitor and report suspicious activity (lead by Historic England) and also include working with young people including through Heritage Skills Workshops (lead by the OPCCN, Norfolk County Council and Historic England).
- 1.9. The Broads Authority would not take a lead role in any of the proposed actions, but where appropriate can contribute through engagement with this body. This is not considered to be onerous.
- 1.10. Endorsement of the delivery plan will provide another way in which the Broads Authority can work towards fulfilling one of the aims of the National Parks Joint Statement for Historic Environment, of which the Broads Authority is a signatory. This sets out that National Parks should actively tackle and promote awareness of heritage crime.

2. Financial implications

- 2.1. Biannual representation of the Broads Authority at meetings of the Norfolk Heritage Crime Partnership by either the Heritage and Design Manager or the Planning and Heritage Officer. This would likely take the form of attendance at online meetings twice per year. As such financial implications are limited.

3. Conclusion

- 3.1. It is considered that the Norfolk Heritage Crime Partnership and the Broads Authority involvement should help us to protect the heritage of the Broads and understanding of heritage crime through partnership working.

- 3.2. Through involvement with this body the Broads Authority will work towards the action plan activity ([to]Actively tackle and promote awareness of heritage crime) set out in the Joint Statement on the Historic Environment in the National Parks of England, Scotland and Wales.

4. Recommendation

- 4.1. That the Planning Committee endorses the Norfolk Community Safety Partnership - Norfolk Heritage Watch - Strategic Delivery Plan 2026-2029 and note that a Planning Officer will represent the Authority at the Norfolk Heritage Crime Partnership.

Author: Jack Ibbotson

Date of report: 15 July 2026

[Broads Plan](#) Strategic Objectives: Theme D: Protecting landscape character and the historic environment. (D1 - Record, protect and enhance local built and cultural features, archaeology, geodiversity and potential hidden heritage, including 'at risk' assets)

Appendix 1 – [DRAFT Norfolk Community Safety Partnership: Norfolk Heritage Watch - Strategic Delivery Plan 2026-2029](#)

Appendix 2 – [Joint Statement on the Historic Environment in the National Parks of England, Scotland and Wales – Action Plan](#)

(NCSP Branding)

(OPCC Branding)

Norfolk Community Safety Partnership

**NORFOLK HERITAGE WATCH
STRATEGIC DELIVERY PLAN 2026-2029**



Foreword

Putting Prevention in my Police and Crime Plan, I stated that *“I will Protect Norfolk’s heritage”* and since its publication I have engaged with key stakeholders to understand the scale and issues we are faced with in Norfolk, and what we can do to protect more than 10,000 sites which are of such communal and historical importance, providing invaluable employment and educational opportunities and drawing in visitors from home and abroad.

The only way to safeguard Norfolk’s rich heritage is through collaborative action, community vigilance, and sustainable engagement. Therefore, I have worked with the Norfolk Community Safety Partnership to develop Norfolk Heritage Watch, which comprises a network of key stakeholder organisations committed to working together to enhance the work we already do and develop new joint initiatives to tackle Heritage Crime. The group has identified its objectives, and this plan sets out the activity that will be delivered in support of these. This is supported by a communications and engagement strategy, to ensure the necessary sustainable engagement happens and is effective in raising awareness and encouraging wider community participation in our quest.

Although Norfolk Heritage Watch will work through the Norfolk Community Safety Partnership, to maximise its reach and utilise the opportunities this brings, I will continue to sponsor the programme, remain engaged, support the implementation of the delivery plan and keep up to date with developments and progress, using my networks and influence at a national and local level.



St Benet's Abbey, Ludham ©Norfolk Archaeological Trust

Sarah Taylor
Police and Crime Commissioner for Norfolk

What is Heritage Crime

Heritage crime is any offence which harms the value of heritage assets and their settings.

Some **Heritage assets** such as historic buildings, monuments, landscapes, and archaeological sites, which are vital to our shared history and identity, are protected by laws to prevent damage or unauthorised changes. However, heritage crime is not limited to breaches of heritage-specific legislation. Offences like theft, criminal damage, arson, and anti-social behaviour can also cause significant harm. These acts not only damage the physical fabric of heritage assets but also diminish public access, enjoyment, and understanding of our cultural legacy. Protecting heritage from crime is essential to preserving it for future generations.

A heritage asset is a building, monument, site, place, area, or landscape identified as having heritage significance and contributing to England's historic environment. These assets are valued for their historic, architectural, archaeological, or cultural importance and may be formally designated or locally acknowledged. Heritage assets include: ¹

- Listed buildings – structures of special architectural or historic interest
- Scheduled monuments – nationally important archaeological sites or historic buildings
- Registered parks and gardens – landscapes of special historic interest
- Registered battlefields – sites of significant historic military engagements
- Protected marine wreck sites – historically important shipwrecks
- Protected military remains – aircraft and vessels of historic military interest
- Conservation areas – areas of special architectural or historic character
- Non-designated heritage assets – buildings, sites, or features identified as having local heritage value

These assets are vital to understanding and preserving the story of England's past, and they play a key role in shaping our cultural identity and sense of place.

Norfolk's Heritage

There are over eleven thousand designated heritage assets across the county, with around of quarter of these in South Norfolk.

District	Designated heritage assets
Breckland	1,741
Broadland	1,047
Great Yarmouth	447
King's Lynn & West Norfolk	1,686
North Norfolk	2,449
Norwich City	1,081
South Norfolk	3,007
Broads Authority	321
Total	11,458

¹ Historic England (2025) www.historicengland.org.uk

Norfolk is home to a rich and varied heritage, spanning prehistoric landscapes, medieval churches, and coastal defences. The county's historic environment includes:

- Neolithic and Bronze Age sites such as barrows and causewayed enclosures
- Iron Age hillforts and Roman settlements, including *Venta Icenorum*
- Medieval castles and churches, including Norwich Castle and the round-tower churches unique to East Anglia
- Mansions, gardens and landscape parks, such as Holkham Hall and Blickling Estate
- Coastal heritage, including WWII anti-invasion defences and Cold War installations
- Historic windmills, marshland drainage systems, and flint-built structures
- Protected landscapes, including the Norfolk Broads and designated conservation areas

Norfolk Heritage Partnership

Norfolk Heritage Watch has been created to prevent heritage crime and anti-social behaviour affecting these irreplaceable assets, by championing community crime prevention initiatives that empower the public to monitor and report heritage crime.

Key stakeholders have come together to form a Norfolk Heritage Watch Network, to work better together and where possible strengthen joint action. This plan is the first step for the Network, which will meet twice a year to monitor delivery, share knowledge, drive delivery, and identify new opportunities.

Aims & Objectives

The aims of Norfolk Heritage Watch are to...

- Protect Norfolk's heritage assets and historic environment from the threat and impact crime and anti-social behaviour.
- Prevent and reduce heritage-related crime and anti-social behaviour through intelligence sharing. Support intelligence sharing between heritage organisations, law enforcement, and the public and putting in place effective preventative measures.
- Prevent unauthorised works at heritage sites, with Local Planning Authorities making use of their statutory planning and enforcement powers where appropriate.
- Foster local stewardship by empowering communities, volunteers, and partner organisations to take an active role in safeguarding heritage.
- Raise awareness and appreciation of Norfolk's historic sites and the risks to heritage assets, including theft, vandalism, arson, unauthorised metal detecting, and unauthorised development.
- Encourage vigilance and promote the reporting of damage and theft, vandalism and graffiti, arson and deliberate fires, unlawful metal detecting (nighthawking) and neglect and unauthorised development.

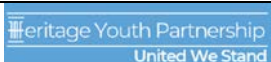
- Collaborate across agencies for effective monitoring, response, and education.
- Promote crime prevention through education, signage, and community engagement.

The Norfolk Heritage Crime Partnership

To support the development of Norfolk Heritage Watch, a Norfolk Heritage Crime Partnership has been established. This provides a voice to all stakeholders, builds a network for knowledge sharing and collaboration, and is the interface between the Police and Crime Commissioner and other seniors leaders in the county and professionals and volunteers working to protect Norfolk's heritage.

The Partnership is Chaired by... and meets twice a year to share insights, best practice and review national and local policy development, and in doing so, monitoring and facilitating the implementation of this plan, keeping it up to date and ensuring it reflects new and emerging priorities.

The Partnership will report into the Police and Crime Commissioner and the Norfolk Community Safety Partnership on a quarterly basis via the Chair, supported by the Office of the Police and Crime Commissioner.

		Agreed
Breckland District Council		
Broadland District Council		Y
Broads Authority		N
The Churches Conservation Trust		N
English Heritage Trust		N
Forestry England		Y
Great Yarmouth Borough Council		N
Heritage Youth Partnership		N
Historic England		Y
Historic Houses		N
King's Lynn and West Norfolk District Council		N
National Trust		N

Neighbourhood Watch		N
Norfolk Archaeological Trust		Y
Norfolk Constabulary		Y
Norfolk County Council		Y
Norfolk Fire & Rescue Service		N
Norfolk Churches Trust		?
Norfolk Museums Service		Y
Norfolk Wildlife Trust		?
North Norfolk District Council		
Norwich Historic Churches Trust		N
Norwich City Council		Y
Portable Antiquities Scheme		?
Royal Society for the Protection of Birds		?
South Norfolk District Council		Y

Delivery Plan

In the roundtable events held to develop Norfolk Heritage watch, the nature and scale of heritage crime and the current response in Norfolk was explored. These discussions demonstrated that the police are already working strongly with other stakeholders and many initiatives and much activity is already taking place. However, members of the partnership challenged each other to do more and identify where collaboration could be strengthened and what other opportunities exist to prevent heritage crime and achieve the objectives and ambitions set out in this plan. A range of opportunities have been identified and new activity planned and this is set out in the plan below.

Pillar 1: Crime Prevention & Security Measures

Actions	Lead	Delivery date
Development of neighbourhood alert system	Norfolk Constabulary	TBD
Historic England to deliver a programme of training to... - Heritage professionals - Asset owners and landowners - Norfolk Heritage Watch volunteers	Historic England	26/27
Develop knowledge base of vulnerable heritage sites	- Historic England - OPCCN - Norfolk Constabulary	December 2026
Undertake site security audits and develop and publish toolkits for site owners to undertake their own audits	Historic England	December 2026
Identify opportunities to deploy CCTV, drone patrols and other technologies at high-risk sites	Norfolk Constabulary	26/27

Pillar 2: Communications and Engagement

Actions	Lead	Delivery date
Develop a communications and engagement plan for Norfolk Heritage Watch	OPCCN	July 26
Norfolk Heritage Watch Volunteers: recruit and train local volunteers to monitor condition and report suspicious activity.	Historic England	26/27
Norfolk Heritage Watch Police Support Volunteers (PSVs): review the benefit of introducing expert PSVs and test the feasibility of introducing these in Norfolk.	Norfolk Constabulary Historic England	26/27
Participate in Heritage Open Days to raise awareness of Norfolk's heritage and the threat of crime and anti-social behaviour.	All relevant partners	26/27
Local Heritage Champions: Identify and support community leaders to advocate for heritage protection.	Historic England	26/27

Pillar 3: Children & Young People

Actions	Lead	Delivery date
Work with Police/Fire cadets and other youth groups to utilise national programmes such as <i>'Junior Heritage Watch'</i> and <i>'Heritage Guardians'</i> to engage young people to strengthen their sense of belonging and well-being	• OPCCN • Norfolk County Council • Historic England	26/27
Youth-Led Heritage Site Monitoring: Involve young people in supervised site visits and monitoring	• OPCCN • Norfolk County Council • Historic England	26/27
Heritage Skills Workshops: Partner with conservation experts to teach traditional skills e.g., masonry, archaeology etc	• OPCCN • Norfolk County Council • Historic England	26/27
Digital Storytelling Projects: Encourage young people to document and share local heritage stories	• OPCCN • Norfolk County Council • Historic England	26/27

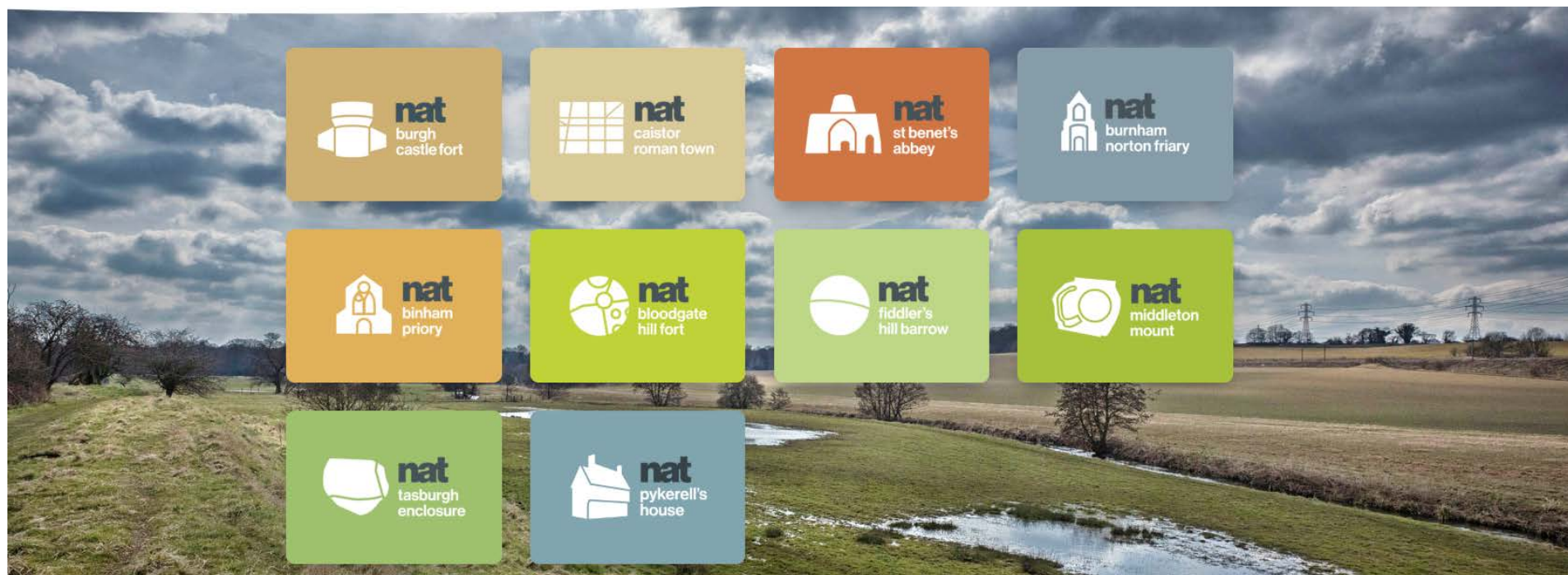
Monitoring and Outcomes

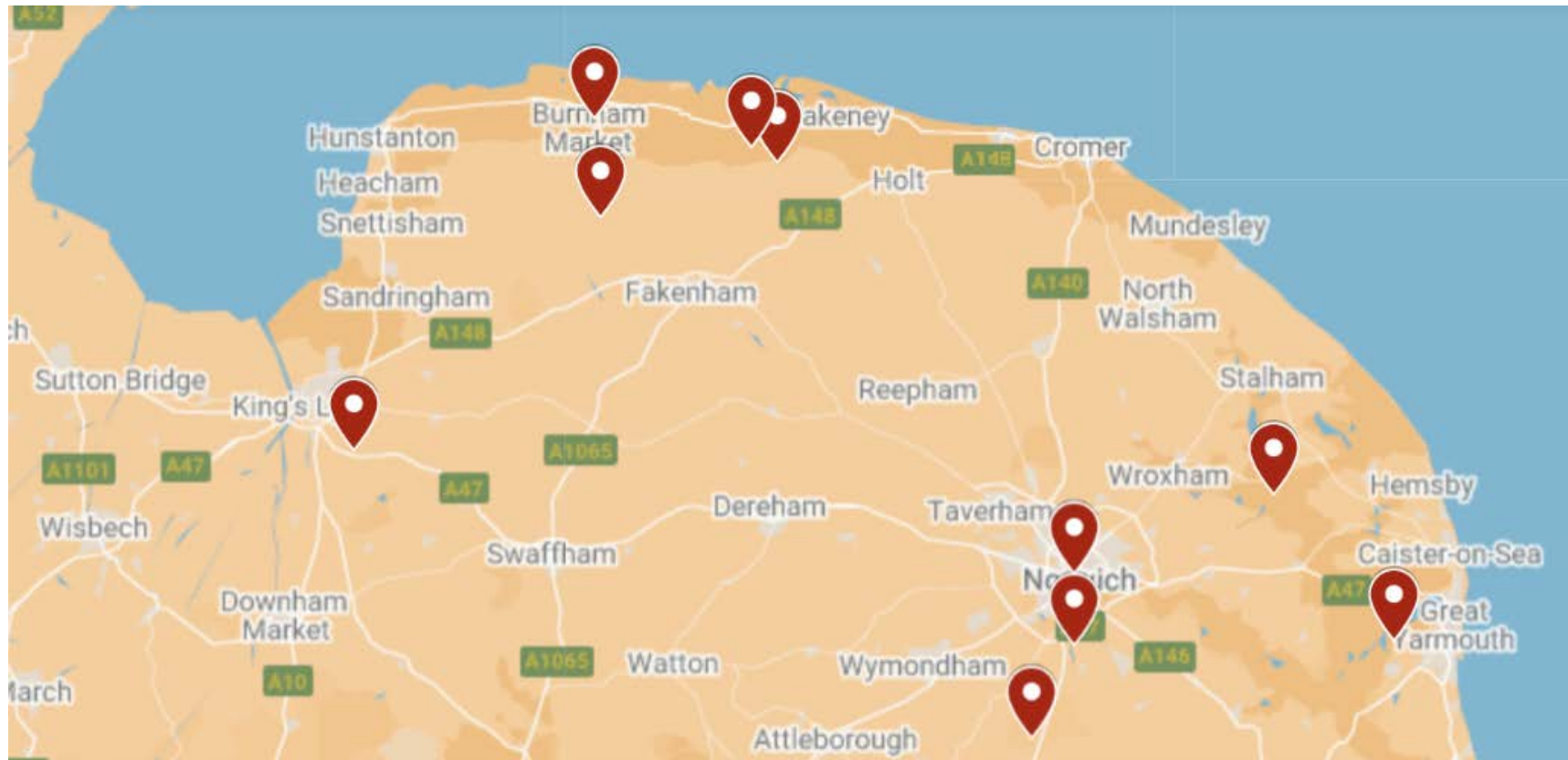
The aim of Norfolk Heritage Watch and the supporting Heritage Crime Partnership is to strengthen and improve the multi-agency response to heritage crime in Norfolk, through leadership and collaboration. It is not a mechanism through which the performance and actions of its members are scrutinised. Therefore, ongoing monitoring will take place to understand the direction of travel in relation to several indicators of heritage crime and the impact of collective efforts. Wherever possible, the impact of specific projects will be evaluated, to improve learning and inform future workstreams.

The following data will be collated and reviewed on a regular basis...

- **Heritage crime reports**
- **Heritage ASB incidents**
- **Numbers of Heritage Police Support Volunteers (PSV)**
- **Number of engagements with children & young people**
- **Community awareness and satisfaction levels**

Appendix A: Agency and Heritage Sites







HISTORIC HOUSES



Kirstead Hall

7 MILES FROM SEARCH

Brooke, Norwich, Norfolk, NR15 1ER



Hoveton Hall Gardens

9 MILES FROM SEARCH

Hoveton Hall Gardens, St Peters Lane, Hoveton, Norwich NR12 8RJ



Kimberley Hall

9 MILES FROM SEARCH

Wymondham, Norfolk, NR18 0RT



Earsham Hall

13 MILES FROM SEARCH

Earsham, Bungay, Suffolk, NR35 2AN



Linden House

22 MILES FROM SEARCH

16 Lambeth Street, Eye, Suffolk, IP23 7AG



Hindringham Hall

23 MILES FROM SEARCH

Hindringham, Norfolk, NR21 0QA



Walsingham Abbey

25 MILES FROM SEARCH

Little Walsingham, Norfolk, NR22 6BP



Bedfield Hall

26 MILES FROM SEARCH

Church Lane, Bedfield, Suffolk, IP13 7JJ



Elsing Hall

13 MILES FROM SEARCH

Elsing, Dereham, Norfolk, NR20 3DX



Ravensingham Hall & Gardens

13 MILES FROM SEARCH

Norwich, Norfolk, NR14 6NS



Mannington

15 MILES FROM SEARCH

Norwich, Norfolk, NR11 7BB



Wolterton Hall

15 MILES FROM SEARCH

Wolterton Park, Norwich, Norfolk, NR11 7LY



Euston Hall

28 MILES FROM SEARCH

Thetford, Suffolk, IP24 2QP



Crow's Hall

29 MILES FROM SEARCH

Crows Hall, Debenham, Stowmarket, Suffolk, IP14 6NG



Holkham Hall

30 MILES FROM SEARCH

Wells-next-the-Sea, Norfolk, NR23 1AB



Houghton Hall & Gardens

30 MILES FROM SEARCH

King's Lynn, Norfolk, PE31 6UE



Somerleyton Hall

18 MILES FROM SEARCH

Lowestoft, Suffolk, NR32 5QQ



Silverstone Farm

19 MILES FROM SEARCH

North Elmham, East Dereham, Norfolk, NR20 5EX



Stody Lodge Gardens

19 MILES FROM SEARCH

Melton Constable, Norfolk, NR24 2EW



Brinton Hall

21 MILES FROM SEARCH

Stody Road, Brinton, Melton Constable, Norfolk, NR24 2QH



Columbine Hall

31 MILES FROM SEARCH

Stowupland, Stowmarket, Suffolk, IP14 4AT



Haughley House

31 MILES FROM SEARCH

The Folly, Haughley, Suffolk, IP14 3NS



Glemham Hall

32 MILES FROM SEARCH

Little Glemham, Woodbridge, Suffolk, IP13 0BT



Helmingham Hall Gardens

32 MILES FROM SEARCH

Stowmarket, Suffolk, IP14 6EF



Sandringham

35 MILES FROM SEARCH

Sandringham, Norfolk, PE35 6EN



West Stow Hall

35 MILES FROM SEARCH

Icklingham Road, West Stow, Bury St Edmunds, Suffolk, IP28 6EY



Clifton House

39 MILES FROM SEARCH

Queen Street, King's Lynn, Norfolk, PE30 1HT



The Valiant Sailor

39 MILES FROM SEARCH

2 Nelson Street, King's Lynn, Norfolk, PE30 5DY





NORTH ELMHAM CHAPEL

10.15 miles from Norfolk

A place with an unusual story told by graphic panels. The small Norman chapel here stood on the site of an earlier timber church, probably the Saxon cathedral of East Angles.

Norfolk, East of England



GRIME'S GRAVES - PREHISTORIC FLINT MINE

13.04 miles from Norfolk

Visit Grime's Graves and explore Britain's only open Neolithic flint mine.

Norfolk, East of England



THETFORD, CHURCH OF THE HOLY SEPULCHRE

15.10 miles from Norfolk

The only surviving remains in England of a priory of Canons of the Holy Sepulchre, who aided pilgrims to Christ's tomb: the ruined nave of their 14th-century church, later used as a barn.

Norfolk, East of England



CASTLE ACRE CASTLE AND BAILEY GATE

10.18 miles from Norfolk

The delightful village of Castle Acre boasts an extraordinary wealth of history and is a very rare and complete survival of a Norman planned settlement.

Norfolk, East of England



WEETING CASTLE

14.94 miles from Norfolk

The ruins of a substantial early medieval moated manor house, built in local flint.

Norfolk, East of England



THETFORD WARREN LODGE

15.16 miles from Norfolk

Thetford Warren Lodge was probably built c.1400 by the Prior of Thetford: this defensible lodge protected gamekeepers and hunting parties against armed poachers.

Norfolk, East of England



CASTLE ACRE: CASTLE ACRE PRIORY

10.33 miles from Norfolk

Explore East Angles' biggest and best-preserved monastic ruins.

Norfolk, East of England



THETFORD PRIORY

14.94 miles from Norfolk

The extensive remains of one of the most important East Anglian monasteries, the Cluniac Priory of Our Lady of Thetford and the burial place of the earls and dukes of Norfolk for 400 years.

Norfolk, East of England



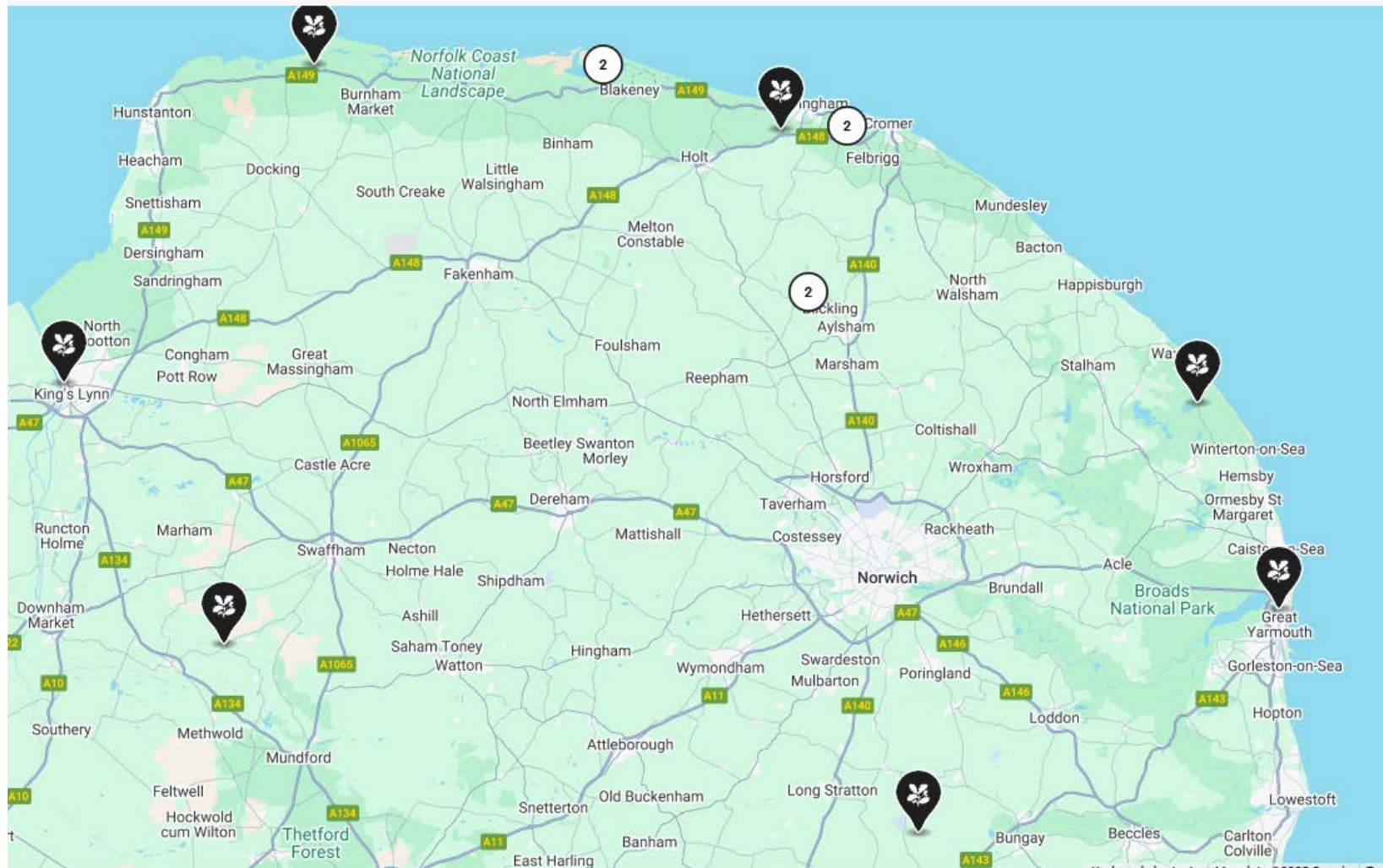
COW TOWER, NORWICH

17.81 miles from Norfolk

One of the earliest purpose-built artillery blockhouses in England, this brick tower was built in c.1395-8 to command a strategic point in Norwich's city defence.

Norfolk, East of England





National Parks Joint Statement for Historic Environment: *Together, championing the past to inform the future*

Purpose one: to conserve and enhance natural beauty, wildlife, and cultural heritage

Aim

Signatories show leadership and innovation through:

- championing the historic environment, cultural heritage and creative arts
- partnerships, collaboration and integrated policies
- actively conserving, enhancing, promoting and securing the benefits the historic environment provides for nature, climate, people and place
- finding new ways to tell the stories of our cultural landscapes, past human endeavour and creativity relevant to contemporary communities

Activities

- Maintain Joint Statement including annual meetings, with UK-wide National Park and Agency representation
- Develop partnerships and align delivery with organisations who share our ambitions
- Develop collaborative programmes of research
- Embed the principles of international cultural heritage conventions into policies and plans
- Identify and integrate research, conservation and engagement to inform and respond to local and national policy development and objectives
- Collaborate in innovative approaches and use of new and emerging technologies
- Promote Cultural Heritage Capital case studies and models
- Advocate to raise awareness and benefits of the sector (e.g. attending conferences, Member champions, Minister briefings)

Outcomes

- Joint Statement signatories are connected, aligned and part of a mutually supportive network
- Increased collaboration and mutual understanding between key partners and agencies to further the National Park Purposes and Duty
- Cultural heritage is valued and integrated in National Park strategies and operational delivery
- UK National Parks acknowledged as global exemplars in cultural landscape management
- Culture and Heritage Capital approaches work equally to, and alongside, Natural Capital models
- Innovative and integrated communications champion the historic environment and its relevance and value

Advocacy & Partnerships

National Parks Joint Statement for Historic Environment: *Together, championing the past to inform the future*

Purpose one: to conserve and enhance natural beauty, wildlife, and cultural heritage

Places, Planning & Protection

Aim

National Parks will ensure we meet the social and ethical contract as both inheritors and benefactors for our shared historic and cultural story.

The tangible and intangible cultural heritage of National Parks will:

- be protected for the benefit of current and future generations
- help secure benefits for nature, climate, people and place
- support managed adaptation that retains natural beauty, identity, and resilience within living landscapes

Activities

- Maintain continued access to heritage expertise
- Maintain and enhance access to Historic Environment Records (HERs) and use HER data in decision making
- Include intangible cultural heritage in policy and decision making
- Deliver timely and consistent advice through a variety of mechanisms to protect designated and non-designated heritage assets
- Improve monitoring activities to provide robust and reliable evidence on the condition of assets (e.g. Heritage at Risk, QQ survey, H@R, Citizen Science initiatives)
- Periodically review research priorities
- Work with farmers, land managers, businesses and ALBs to enhance awareness and maximise the benefits the historic environment can deliver
- Actively tackle and promote awareness of heritage crime
- Advocate nationally for heritage skills

Outcomes

- Cultural heritage is conserved and enhanced
- Research priorities reflect the needs of National Parks and wider national policy priorities
- Sustainable development of the highest design standards complements and enhances our historic settlements and landscapes
- Intangible cultural heritage is recognised, understood and sustained
- Reliable evidence underpins decision-making
- Fewer designated heritage assets are at risk or vulnerable
- Heritage assets are better recorded, managed and in improving condition
- Effective enforcement and reduction in heritage crime
- Cultural heritage is championed and recognised as a key contributor to the visitor economy
- Heritage skills and traditional crafts are championed and supported

Purpose one: to conserve and enhance natural beauty, wildlife, and cultural heritage

Heritage in Nature Recovery & Climate Action

Aim

Contribution to nature recovery and climate adaptation delivered through:

- co-benefits, enhancement, engagement and direction provided by the historic environment which are valued and recognised
- provision of a deep time lens on land use and human impact
- showing how decisions can be informed by the human journey so far and help build the resilient landscapes of tomorrow

Activities

- Integrate the historic environment into National Park Climate Change Adaptation plans strategies, opportunity mapping, habitat creation planning and BNG
- Advocate for early inclusion of historic environment expertise in nature recovery planning, delivery and monitoring
- Promote national guidance on adaptive practice (i.e. sensitive retrofit of historic buildings, historic environment and nature recovery etc.)
- New conservation and management approaches are developed, tested and evaluated in National Parks to support heritage-led climate adaptation
- Provide case studies to support dialogue around landscape change, climate adaptation and managed release
- Invest in carbon literacy skills
- Use historic environment to help communicate climate and landscape change

Outcomes

- The historic environment is integrated into nature recovery programmes, as part of multi-objective landscape scale approaches
- Far-reaching and robust understanding of the contribution of historic environment to nature recovery with partners
- The historic environment is integrated into planning and delivery of climate adaptation, climate action and net zero plans
- There is a wider understanding and recognition of the role heritage assets can deliver in low carbon future
- Conservation objectives are flexible and fit for a changing climate
- Cultural heritage stories increase public understanding of human adaptation over time and help people engage with low carbon futures

National Parks Joint Statement for Historic Environment: *Together, championing the past to inform the future*

Purpose one: to conserve and enhance natural beauty, wildlife, and cultural heritage

Landscapes for Everyone

Aim

Deep and meaningful connections are fostered and nurtured between people and landscape through:

- promoting equality, diversity and inclusivity in all our work
- increasing engagement with and access to the historic, cultural and creative environments
- development of a diverse and representative cultural heritage workforce with opportunities at all levels
- supporting routes to employment and skills and creating opportunities and resilience in heritage, creative and cultural sectors

Activities

- Support continuous professional development
- Develop projects and opportunities to provide accessible routes to training and careers in Protected Landscapes
- Through partnership working, understand demographic and visitor profiles and identify opportunities to support and engage under-represented audiences
- Embed the historic environment into access and engagement projects and initiatives
- Work with the creative sector to support socially engaged creative practice responding to National Park landscapes
- Deliver and support health and wellbeing initiatives using heritage, traditional crafts and creative arts
- Support schools to develop locally relevant and curriculum compliant learning experiences that showcase culture and heritage in National Parks
- Support community research

Outcomes

- National Parks have well trained, experienced, and highly qualified staff with a high level of local knowledge
- Young people have better access to heritage-related training and skills development through projects, traineeships and apprenticeships, responding to the national skills agenda and local need
- Cultural heritage is used to tell diverse stories to support and increase custodianship, and contribute to increased wellbeing
- More people of all ages and backgrounds have had positive experiences of cultural heritage and creativity and feel more connected to National Parks
- People are more aware of the time depth over which humans have shaped National Park landscapes
- Physical, virtual, and intellectual access will be improved, and a greater diversity of people will engage with the historic environment

Legislation & Regulation

- National Parks and Access to the Countryside Act 1949
- Environment Act 1995
- Environment (Wales) Act 2016
- Planning Policy (legislation + regulation) all nations
- Ancient Monuments and Archaeological Areas Act 1979
- Historic Environment (Wales) Act 2023
- Levelling Up and Regeneration Act 2023
- Welsh Language Act 1993 / Welsh Language (Wales) Measure 2011
- Equality Act (2010)
- Social Partnership and Public Procurement (Wales) Act 2023
- The Well-being of Future Generations (Wales) Act 2015

International Conventions

- Council of Europe Landscape Convention (ELC) 2000 (amended 2016)
- Convention for Safeguarding Intangible Cultural Heritage
- World Heritage Convention 1972

Drivers, Strategies and Guidance

- Environmental Improvement Plan 2025 (30 x 30)
- Natural England: Nature Recovery and the Historic Environment (2023)
- Historic England: Delivering on Climate Change Action and Heritage (2025)
- Historic Environment and Climate Change in Wales Sector Adaptation Plan 2020
Historic England Research Strategy for Protected Landscapes (2009, under revision)
- Net zero carbon status by 2030: public sector route map
- Climate Adaptation Strategy for Wales 2024
- Requirement for Statutory HERS (LURA 2023)
- Duty to further the purposes of PLs (LURA 2023)
- Embedding a Culture and Heritage Capital Approach (DCMS 2024)
- Welsh Government Priorities for Culture
- Landscape Review (2019)
- Soil Collective x National Parks (2025)
- Anti-racist Wales Action Plan
- Public Services Boards Well-being Plans
- National Indicators and Milestones
- Protected Landscapes Targets and Outcomes Framework (from EIP 2023)

Planning Committee

7 August 2026

Agenda item number 13

Circular 28/83 Publication by Local Authorities of Information about the handling of planning applications Q2 (1 Apr- 30 Jun) 2026

Report by Planning Technical Support Officer

Summary

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

Recommendation

To note the report.

1. Development control statistics

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

Table 1

Number of applications

Category	Number of applications
Total number of applications determined	30
Number of delegated decisions	29
Numbers granted	29
Number refused	1
Number of Enforcement Notices	2
Consultations received from Neighbouring Authorities	21

Table 2

Speed of decision

Speed of decision	Number	Percentage of applications
Under 8 weeks	15	50.0%
8-13 weeks	0	0.0%

Speed of decision	Number	Percentage of applications
13-16 weeks	0	0.0%
16-26 weeks	0	0.0%
26-52 weeks	0	0.0%
Over 52 weeks	0	0.0%
Within agreed extension ¹	14	46.7%
Outside of agreed extension	1	3.3%

- 1.2. Extensions of time were agreed for fifteen applications. Thirteen of these were required because further information was awaited, amendments had been made to the scheme, there had been other discussions which had taken it over time or because a re-consultation was underway. The remaining two were at the request of the case officer.

Table 3

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

National target	Actual
60% of Major applications ¹ in 13 weeks (or within agreed extension of time)	N/A
65% of Minor applications ² in 8 weeks (or within agreed extension of time)	88.9%
80% of other applications ³ in 8 weeks (or within agreed extension of time)	100%

Author: Thomas Carter

Date of report: 24 July 2026

Appendix 1 – [PS1 returns](#)

Appendix 2 – [PS2 returns](#)

¹ Majors refers to any application for development where the site area is over 10,000m²

² Minor refers to any application for development where the site area is under 10,000m² (not including Household/ Listed Buildings/Changes of Use etc.)

³ Other refers to all other application types

Appendix 1 – PS1 returns

Measure	Description	Number of applications
1.1	On hand at beginning of quarter	35
1.2	Received during quarter	21
1.3	Withdrawn, called in or turned away during quarter	1
1.4	On hand at end of quarter	25
2.	Number of planning applications determined during quarter	30
3.	Number of delegated decisions	29
4.	Number of statutory Environmental Statements received with planning applications	0
5.1	Number of deemed permissions granted by the authority under regulation 3 of the Town and Country Planning General Regulations 1992	0
5.2	Number of deemed permissions granted by the authority under regulation 4 of the Town and Country Planning General Regulations 1992	0
6.1	Number of determinations applications received	0
6.2	Number of decisions taken to intervene on determinations applications	0
7.1	Number of enforcement notices issued	2
7.2	Number of stop notices served	0
7.3	Number of temporary stop notices served	0
7.4	Number of planning contravention notices served	0
7.5	Number of breach of conditions notices served	0
7.6	Number of enforcement injunctions granted by High Court or County Court	0
7.7	Number of injunctive applications raised by High Court or County Court	0

Appendix 2 – PS2 returns

Table 1

Major applications

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

Table 2

Minor applications

Application type	Total	Granted	Refused	8 weeks or less	More than 8 and up to 13 weeks	More than 13 and up to 16 weeks	More than 16 and up to 26 weeks	More than 26 and up to 52 weeks	More than 52 weeks	Within agreed extension of time
Dwellings	4	3	1	0	0	0	0	0	0	3
Offices/Light Industry	0	0	0	0	0	0	0	0	0	0
General Industry/Storage/Warehousing	0	0	0	0	0	0	0	0	0	0
Retail Distribution and Servicing	0	0	0	0	0	0	0	0	0	0
Gypsy and Traveller Sites	0	0	0	0	0	0	0	0	0	0
All Other Minor Developments	5	5	0	4	0	0	0	0	0	1
Minor applications total	9	8	1	4	0	0	0	0	0	4

Table 3

Other applications

Application type	Total	Granted	Refused	8 weeks or less	More than 8 and up to 13 weeks	More than 13 and up to 16 weeks	More than 16 and up to 26 weeks	More than 26 and up to 52 weeks	More than 52 weeks	Within agreed extension of time
Minerals	0	0	0	0	0	0	0	0	0	0
Change of Use	0	0	0	0	0	0	0	0	0	0
Householder Developments	12	12	0	6	0	0	0	0	0	6
Advertisements	1	1	0	0	0	0	0	0	0	1
Listed Building Consent to Alter/Extend	8	8	0	5	0	0	0	0	0	3
Listed Building Consent to Demolish	0	0	0	0	0	0	0	0	0	0
Certificates of Lawful Development ⁴	2	2	0	2	0	0	0	0	0	0
Notifications ⁴	0	0	0	0	0	0	0	0	0	0
Other applications total	23	23	0	13	0	0	0	0	0	10

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

Table 4

Totals by application category

Application type	Total	Granted	Refused	8 weeks or less	More than 8 and up to 13 weeks	More than 13 and up to 16 weeks	More than 16 and up to 26 weeks	More than 26 and up to 52 weeks	More than 52 weeks	Within agreed extension of time
Major applications	0	0	0	0	0	0	0	0	0	0
Minor applications total	9	8	1	4	0	0	0	0	0	4
Other applications total	21	21	0	11	0	0	0	0	0	10
TOTAL	30	29	1	15	0	0	0	0	0	14
Percentage (%)		96.7%	3.3%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	96.7%

Planning Committee

7 August 2026

Agenda item number 14

Appeals to the Secretary of State update

Report by Development Manager and Head of Planning

Summary

This report sets out the position regarding appeals against refusals of planning permission by the Broads Local Planning Authority.

Recommendation

To note the report.

Application reference Appeal reference PINS reference	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
BA/2022/0007/UNAUP2 BA/2025/0001/ENF APP/E9505/F/25/3361103	Mr Richard Howlett	Appeal start date 19 March 2025 Written reps PINS confirmed no case officers available 25 November 2025	Holly Lodge Church Loke, Coltishall, Norwich	Appeal against Listed building enforcement notice - Installation of UPVC windows	Committee Decision 2 February 2024 PINS inspector visited on 16 June 2026. Await decision.

Application reference Appeal reference PINS reference	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
BA/2025/0313/HOUSEH BA/2026/0001/REF 6006235	Mr Jeremy Clarke	Appeal start date 19 March 2026	12 Manor House Yarmouth Road Thorpe St Andrew	Rebuild brick driveway piers. New timber gate.	Committee Decision 16 January 2026 Appeal Dismissed 26 June 2026
BA/2026/0034/FUL BA/2026/0002/REF 6011930	Mr John Atkins	Appeal start date 14 July 2026	Driftwood 104 Lower Street Horning Norfolk NR12 8PF	Change of use of to allow short term holiday let accommodation	Delegated Decision 14 May 2026
BA/2025/0063/INFENF BA/2026/0001/ENF	Mr D Rothwell	Appeal start date 20 July 2026	18 Long Dyke, Wayford Bridge	Unauthorised siting of a shipping container	Delegated Decision 29 June 2026

Author: Steve Kenny/Ruth Sainsbury

Date of report: 27 July 2026

Background papers: BA appeal and application files

Planning Committee

7 August 2026

Agenda item number 15

Decisions made by officers under delegated powers

Report by Development Manager

Summary

This report sets out the delegated decisions made by officers on planning applications from 19 June 2026 to 23 July 2026 and Tree Preservation Orders confirmed within this period.

Recommendation

To note the report.

Parish	Application	Site	Applicant	Proposal	Decision
Ashby, Herringfleet And Somerleyton PC	BA/2024/0454/FUL	Somerleyton Marina Somerleyton Lowestoft NR32 5QW	Mr M Horton	Change of use of marina to accommodate residential moorings, upgrading of pontoons & parking area	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Burgh Castle Parish Council	BA/2026/0065/APPCON	The Lodge Church Road Burgh Castle Norfolk NR31 9QG	Michael Christophi	Details of Conditions 3: Materials; 4: Hard and Soft Landscaping; 5: External Lighting; 12: Archaeological Written Scheme of Investigation; and 13 Site Investigation of permission BA/2023/0202/COND	Approve
Horning Parish Council	BA/2026/0147/NONMAT	Little Chart 96 Lower Street Horning Norfolk NR12 8PF	Mrs Sarah-Jane Neville	Changes to cladding and roof materials, move gate 1m closer to the roadside, non-material amendment to permission BA/2025/0328/HOUSEH	Approve
Hoveton Parish Council	BA/2026/0132/FUL	Kings Head Hotel Station Road Hoveton Norfolk NR12 8UR	Mr S Clayton	New wall mounted external TV & speakers to rear beer garden	Refuse
Repps With Bastwick Parish Council	BA/2026/0063/HOUSEH	Summerland 81 Riverside Repps With Bastwick Norfolk NR29 5JX	Mr Ian Rush	Replacement of 72m of timber quay heading like for like.	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Stalham Town Council	BA/2026/0137/APPCON	Wayford Nurseries Wayford Road Wayford Bridge Norfolk NR12 9LJ	Mr Nicholas Meale	Details of Condition 3: Biodiversity Gain Plan and 30 year Habitat Management and Monitoring Plan of permission BA/2025/0251/FUL	Approve
Thorpe St Andrew Town Council	BA/2026/0070/COND	34 Yarmouth Road Thorpe St Andrew Norfolk NR7 0EF	Mr Tristan Gordon	Amendment to the lower ground floor plan, and external design, variation of Condition 2 of permission BA/2022/0491/COND	Approve Subject to Conditions
Woodbastwick Parish Council	BA/2026/0130/LBC	Sotshole School Hill Ranworth Norfolk NR13 6HU	Mr Stuart Goodall	Installation of 10x solar panels on roof of external building connected to the main property	Approve Subject to Conditions
Woodbastwick Parish Council	BA/2026/0129/HOUSEH	Sotshole School Hill Ranworth Norfolk NR13 6HU	Mr Stuart Goodall	Installation of 10x solar panels on roof of external building connected to the main property	Approve Subject to Conditions

Tree Preservation Orders confirmed by officers under delegated powers

Parish	Address	Reference number	Description
N/A			

Author: Steve Kenny

Date of report: 23 July 2026