

Planning Committee

Agenda 14 August 2020

10.00am

This is a remote meeting held under the Broads Authority's [Standing Orders on Procedure Rules for Remote Meetings](#).

Participants: You will be sent a link to join the meeting. The room will open at 9.00am and we request that you **log in by 9.30am** to allow us to check connections and other technical details.

Members of the public: We will publish a live stream link two days before the meeting at [Planning Committee 14 August 2020](#). The live stream will be suspended for any exempt items on the agenda. Please email committees@broads-authority.gov.uk with any queries about this meeting.

Introduction

1. To receive apologies for absence
2. To receive declarations of interest
3. **To receive and confirm the minutes of the Planning Committee meeting held on 17 July 2020** (Pages 3-13)
4. Points of information arising from the minutes
5. To note whether any items have been proposed as matters of urgent business

Matters for decision

6. Chairman's announcements and introduction to public speaking
Please note that public speaking is in operation in accordance with the Authority's [Code of Conduct for Planning Committee](#) and the new Government regulations and standing orders agreed by the Authority.
7. **To consider applications for planning permission including matters for consideration of enforcement of planning control:**
 - 7.1. BA/2020/0181/FUL and BA/2020/0182/LBC Six Mile House Mill, Acle New Road, Halvergate
BA/2020/0211/LBC Wiseman's Mill, River Bure, Ashby with Oby (Pages 14-22)

Enforcement

8. **Enforcement update** (Pages 23-27)
Report by Head of Planning

Heritage

9. **Ludham Conservation Area** (Pages 28-81)
Report by Historic Environment Manager

Policy

10. **Joint Position Statement with the Environment Agency on Strategic Flood Risk Assessments** (Pages 82-88)
Report by Planning Policy Officer

Matters for information

11. **Appeals to the Secretary of State update** (Pages 89-90)
Report by Senior Planning Officer
12. **Decisions made by Officers under delegated powers** (Pages 91-95)
Report by Senior Planning Officer
13. **To note the date of the next meeting – Friday 11 September 2020 at 10.00am**

Planning Committee

Minutes of the meeting held on 17 July 2020

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Present

Melanie Vigo di Gallidoro – in the Chair, Harry Blathwayt, Stephen Bolt (Minutes 1 – 10.1), Bill Dickson, Andree Gee, Gail Harris, Tim Jickells, Bruce Keith (Minutes 1 – 10.1), James Knight (Minutes 1 – 10.1), Leslie Mogford (Minutes 10.2 – 18), Vic Thomson (Minutes 1 – 9).

In attendance

Sandra Beckett – Administrative Officer (Governance), Natalie Beal – Planning Policy Officer, Nigel Catherall – Planning Officer, Kate Knights– Historic Environment Manager, Cheryl Peel – Senior Planning Officer, Cally Smith – Head of Planning, Marie-Pierre Tighe – Director of Strategic Services, Tony Wilkins – Planning Officer (Compliance and Implementation).

Guest speaker

Liam Robson – Sustainable Places Team, Environment Agency

Members of the public in attendance who spoke

Application BA/2020/0126/FUL Yare Boat Club, Thorpe St Andrew: Cllr Sue Lawn - on behalf of Thorpe Town Council and Mr Rob Kay – on behalf of Yare Rowing club, British Rowing and the applicants.

Application BA/2020/0134/FUL Clayrack Marshes, How Hill NNR, Ludham: Emma Harris – Environment Officer on behalf of applicant.

1. Apologies and welcome

The Chairman welcomed everyone to the remote meeting of the Planning Committee, including members of the public following the meeting through the livestream. In particular she welcomed Liam Robson from the Environment Agency, who would be giving a presentation on flood risk, and Tony Wilkins, who had been appointed as the Authority's Planning Officer (Compliance and Implementation).

Apologies were received from Lana Hempsall and Fran Whymark. Leslie Mogford would be arriving later, and three members had to leave early.

Openness of Local Government Bodies Regulations 2014

The Chairman explained that the meeting would be held remotely in accordance with the Government's COVID-19 regulations and the Standing Orders and protocol for remote meetings agreed by the Authority on 22 May 2020. The meeting would be livestreamed and recorded and the Authority retained the copyright. The minutes remained the record of the meeting.

2. Declarations of interest and introductions

Members and staff introduced themselves. Members provided their declarations of interest as set out in Appendix 1 to these minutes in addition to those already registered.

3. Minutes of Planning Committee – 26 June 2020

The minutes of the meeting held on 26 June 2020 were approved as a correct record for signature by the Chairman.

4. Points of information arising from the minutes

Minutes 11 and 12: Tree Preservation Orders BA/2020/0002/TPO Waterside Rooms, Station Road Hoveton and BA/2020/0001/TPO Nicholas Everitt Park, Oulton Broad

The Head of Planning reported that the above TPOs had been signed and sealed, and were now in effect.

5. To note whether any items have been proposed as matters of urgent business

There were no items of urgent business.

6. Chairman's announcements and introduction to public speaking

Public Speaking: The Chair stated that public speaking was in operation in accordance with the Authority's Code of Conduct for Planning Committee and the new government regulations and standing orders. Those who wished to speak, had been registered and were invited to do so following the presentation by the Planning Officers of the applications upon which they wished to comment.

7. Requests to defer applications and/or vary the order of the agenda

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

8. Flood Risk – presentation from the Environment Agency

The Chairman introduced Liam Robson from the Sustainable Places Team at the Environment Agency (EA) and explained that the following briefing formed part of member training.

Mr Robson explained that his team acted as lead advisers on flood risk to the Broads Authority and other local authorities in the area. His presentation on 'Fluvial and Tidal Flood Risk – Guidance for Planning Authorities' covered the definition of flood risk as including rivers, fluvial, estuaries and the sea (tidal), surface water (pluvial), groundwater and sewers. Most of the Broads area was within Flood Risk Zones 3a and 3b, which had high risk probability of flooding and was the functional flood plain. The Government's Planning Policy Guidance set out the responsibilities of the local authorities in discussion with the EA, who provided advice at the Local Plan Stage for the Strategic Flood Risk Assessments. The Flood Zone map plans were available from the Government website; these were the strategic starting point for considering development proposals, but did not include flood defences or

take account of climate change or detailed site levels. At present, for the Broads area the Zones were indicative and a precautionary approach was taken. It was up to the local authorities to identify the major land use vulnerabilities, and for applicants to provide Flood Risk Assessments (FRAs) for individual proposals, together with mitigating measures.

Mr Robson explained the flood risk vulnerabilities and compatibilities and the requirements of and for Sequential and Exceptional Tests. The Sequential Test was a decision-making tool designed to ensure that sites at little or no risk of flooding were developed in preference to areas at higher risk. If it was not possible for the development to be located in lower risk zones, then the Exceptions Test could be applied. To pass this test, it was important to demonstrate that the development provided wider sustainability benefits to the community that outweighed flood risk, and to provide a flood risk assessment. The onus was on the applicants to provide such an assessment in Flood Zones 3a and 3b; this should demonstrate that the development would be safe for its lifetime, taking account of the vulnerability of its users without increasing flood risk elsewhere, and where possible reducing flood risk overall.

Mr Robson gave examples of the Strategic Flood Risk Maps, and details of what must be included in Flood Risk Assessments to make sure they were fit for purpose and provided accurate information on flood risk to inform the decision. The EA would review the FRA, but would make no judgement on the risk or the appropriateness of the development; this would be up to the local planning authority to consider alongside other factors. Examples of flood risk mitigation measures were outlined, including raised floor levels and ground levels and defences, as well as information on safe access and egress, flood warning and evacuation and refuge, and resilience and resistance measures. He explained the various responsibilities and referred to the NPPG.

Finally, Mr Robson advised that Flood Defence consents now came under the new Environmental Permitting (England and Wales) Regulations 2016 and any work by the river that could have flood risk implications might require a Flood Risk Activity permit. He would provide further information in answer to members' questions following the meeting. To assess the impact of a scheme on potential flood risk elsewhere, especially relating to a major development, the details would be referred to the EA modelling team for advice.

Members appreciated the informative and helpful presentation, particularly in an area where it would be difficult to avoid flood risk. It was noted this had implications and challenges for applicants, especially the costs involved in commissioning FRAs.

The Chairman thanked Mr Robson for his presentation. The recording and slides from the presentation would be available for all members.

Vic Thomson left the meeting.

9. Applications for planning permission

The Committee considered the following applications submitted under the Town and Country Planning Act 1990 (also having regard to Human Rights), and reached the decisions set out

below. Acting under its delegated powers the Committee authorised the immediate implementation of the decisions.

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

(1) BA/2020/ 0126/FUL Yare Boat Club, Thorpe St Andrew

2 No. new boat houses for storage of rowing boats, alterations of existing shed for new facilities & replacement pontoon. Applicant: Yare Boat Club

The Senior Planning Officer explained that the application was before the Committee as it was a departure from the development plan. She gave a detailed presentation on the application for two new boat houses on the central part of Thorpe Island within the Thorpe St Andrew Conservation Area. The proposed buildings were to house craft resulting from the amalgamation of Yare Boat Club with Broadland Boat Club, with the aim of constructing storage sheds large enough to accommodate the additional craft and prevent untidy, outside storage on the site. The application also involved alterations to the existing boat shed and a replacement pontoon, which had already been installed. The application was accompanied by an Ecological Impact Assessment, Arboricultural Impact Assessment and Flood Risk Assessment.

The Senior Planning Officer gave an assessment concentrating on the main issues of the principle of development, with particular emphasis on Policy TSA2, the design of the new buildings and the impacts on the Conservation Area, biodiversity, trees, flood risk, neighbour amenity and highways. There had been concerns from residential properties opposite the site about potential increase in activity due to amalgamation of the two clubs. However, this in itself would not require permission and it was already taking place. It was noted that the number of members that could be accommodated at any one time was limited and would mean an increase of 5 from 15 to 20. In addition, advance booking took place and the numbers were easily controlled. Therefore, it was not considered that there would be additional noise and disturbance to nearby residents. There had also been concerns over car parking, but it was clarified that the club had access to the car park at the River Garden Public House, and generally operated in the early mornings at weekends when the spaces were available to club members. The agent had confirmed that many of the club members were local and many cycled or walked to the site. There were no objections from highways.

Although the proposal was contrary to Policy TSA2 of the Local Plan for the Broads in terms of the principle of development, there were other material considerations to consider. The boat sheds were to be sited so as to minimise their impact on the landscape and surrounding Conservation Area. The materials had been amended to include larch cladding, based on the advice from the Historic Environment Manager, and black matt fixtures for the pontoon and the new tree planting has been amended to include native species. This area of the River Yare was heavily used by boats and was a sustainable location for the boat club to be situated. The benefits of allowing the improvements to the clubhouse and merger of two historic boat clubs long-established in Thorpe St Andrew were considered to outweigh the in-principle policy

objection. In conclusion, the Senior Planning Officer recommended that planning permission could be approved subject to conditions.

Cllr Susan Lawn gave a statement on behalf of Thorpe St Andrew Town Council. She commented that the Council had long supported the principle of Broadland and Yare Boat Clubs merging to make a single larger rowing club, and looked forward to working with the Club to become a centre of excellence. It was recognised there had been concerns when the policies in the Local Plan were being developed. However, the clubs had raised important mitigations in their statement that gave details of the many Broads Local Plan policies that supported the expansion, and the Council agreed with these. The Council accepted that the buildings were large in comparison to the other buildings in this location, but considered that the screening options made the application acceptable and that the boat houses themselves were likely to be glimpsed only from the River Garden Public House, with minimal visual impact on the homes overlooking the site. They agreed that the characterisation of the site had been defined by rowing and rowing facilities for more than a century.

The Council was mindful of the concerns and potential difficulties of parking and understood that, at its suggestion, the Club had secured additional weekend parking from Broadland District Council at Thorpe Lodge that could offset any impact of the application. The Council also considered that the new pontoons appeared to be of a high quality and a sensible addition to the rowing club, and were more stable and therefore better for the health and safety of people using the site. Other than the observations provided, the Council was supportive of the principle of the application.

Robert Kay, captain and coach for the Club, informed the Committee that British Rowing fully supported the planning application. British Rowing had commented that the area and catchments served by the applicant rowing club had a considerable demand for rowers and those wishing to take part in the sport, either recreationally or racing. By combining the assets and human resources of Yare and Broadlands Rowing Clubs on this site, they were enhancing the experiences of the participants. British Rowing had commented that it was very rewarding to work with such well organised and agreeable people.

Members expressed appreciation for the comprehensive presentation. In general, they considered that the merging of the clubs to provide a higher standard of facilities and increase the sustainability of the activities would be well worthwhile. Overall, they considered that the mitigations and benefits outweighed the in-principle policy objections. One member, although recognising the benefits, expressed some concern as to the location and that the application was contrary to the provisions of Policy TSA2. He considered that the new buildings were large, would be visible and, although there was a clear justification for their need, there was a presumption in the policy for a semi-natural area. He was concerned that this could set a precedent and therefore found it difficult to accept. Other members, although understanding these concerns, considered that on balance the mitigations were acceptable, the use of the area for such activities had been in existence for some time, and it was gratifying and encouraging that this application could help secure a sustainable future for the club.

Tim Jickells proposed, seconded by Harry Blathwayt and

It was resolved by 8 votes in favour and 1 against, to approve the application subject to the conditions outlined within the report. The application is considered to be in accordance with Policies DM2, DM3, DM5, DM6, DM11, DM13, DM16, DM21, DM23, DM24, DM31, DM43 and DM46 of the adopted Broads Local Plan 2019.

Stephen Bolt, Bruce Keith and James Knight left the meeting.

The live stream was suspended for a 10-minute break.

Leslie Mogford joined the meeting.

(2) BA/2020/0134/FUL Clayrack Marshes, adjacent to Toad Hole Cottage, How Hill NNR, Ludham

Creation of 740m length of shallow foot drains across an existing area of marsh grassland.

Applicant: Broads Authority

The Planning Officer gave a detailed presentation on the application to create 740 metres in length of shallow foot drains across an area currently maintained for wildlife by the Broads Authority, as part of the How Hill National Nature Reserve. This was also within the Broadland Special Area of Conservation (SAC), Special Protected Area (SPA), a Ramsar Site and the Ant Broads and Marshes Site of Special Scientific interest (SSSI). The area was currently managed by pony grazing and cutting. The aim of the proposal was to enhance the site for biodiversity of the rush dominated marshes, and to promote invertebrate populations, particularly for the benefit of breeding waders and wintering wildfowl. A Habitats Risk Assessment had been submitted with the application.

In addition to the consultation comments, the Planning Officer provided the comments from the Ward Member, Mr Adam Varley. He had read the corresponding documentation regarding the application and had no objection. He believed it would be beneficial to the sustainability of the site and would allow a multitude of animals to thrive due to enhancing the variety of habitats. The Planning Officer also confirmed that there would be no impact on the permissive footpath adjacent to the site either during or following construction.

The Planning Officer addressed the main issues in consideration of the application, including the principle of the development, impact on landscape and impact on priority habitats.

The Planning Officer concluded that the application was acceptable as it was in keeping with the development in this location, would not be detrimental to the landscape appearance and would not have an adverse impact on the special designated character of the area. It would provide a number of benefits in terms of nature conservation including the wider management plan for the site, and Natural England had raised no objection to the establishment of the foot drains. The proposal overall would contribute to the duties of the Broads Authority and would not undermine the European site's conservation objectives. It was therefore considered to be in accordance with policy and was recommended for approval subject to conditions.

In response to a member's question, the Planning Officer confirmed that Natural England had raised concerns about the rationale for the project and whether it would achieve its objectives, but this was not a planning matter. Emma Harris, as the applicant, clarified that although the aims were to make the marshes more appealing to marshland birds, this might not necessarily attract breeding birds. However, the works would introduce habitats not currently present on the margins. By increasing the diversity of habitat types, it was hoped to attract a greater variety of insects and invertebrates associated with these habitats.

Having received clarification on some issues, members supported the proposal.

Bill Dickson proposed, seconded by Tim Jickells

It was resolved by 6 votes in favour and 1 abstention (as the member lost connection for the full presentation) **to approve the applications subject to the conditions outlined within the report as it is considered to be in accordance with Policies DM5, DM13, DM16, DM21 and DM18 of the Local Plan for the Broads, and the National Planning Policy Framework (2019).**

10. Enforcement update

The Committee received an updated report on enforcement matters previously referred to Committee. Further updates were provided for:

Former Marina Keys, Great Yarmouth: A planning application to amend the development approved in 2019 was being processed. Work had commenced to demolish some of the buildings on site. At present there were bats in the former Bosun's Locker building, but once these had left it was the landowner's intention to clear this part of the site, expected to be at the end of August.

Ditchingham Maltings: The maintenance scheme was well underway. It was hoped to have the revised landscaping scheme approved shortly and planting could take place in the Autumn.

11. Statement of Community involvement – revision for adoption in response to COVID-19 restrictions

The Committee received a report explaining the need to revise the Statement of Community Involvement adopted in January 2020, as a result of the COVID-19 safe distancing restrictions. This required amendments to the consultation processes for making documents publicly available to comply with Government guidance. It was intended that these changes would be temporary until the usual procedures for consultation could be resumed.

In response to a question, the Head of Planning assured members that officers would be happy to make themselves available for parish council meetings, if required or invited and the appropriate COVID-19 precautions were in place. They would also be able to attend remotely.

Members considered that the changes to the SCI were pragmatic, and recognised that they were designed to respond to the current situation and may need amending again in future.

Gail Harris proposed, seconded by Tim Jickells

It was resolved unanimously

- (i) to endorse the Statement of Community involvement and**
- (ii) to recommend to the Broads Authority that the Statement of Community involvement is adopted.**

12. Coastal Adaptation SPD – for consultation

The Committee received a report on the draft Coastal Adaptation SPD prepared by the partnership of East Suffolk Council, Great Yarmouth Borough Council, North Norfolk District Council, the Broads Authority, and the shared Coastal Partnership East team. The aim of the SPD was to provide guidance on aligned policy approaches along the coast and to take a whole coast approach. The SPD would ensure planning guidance was up to date, aid the interpretation and delivery of planning policy and provide case study examples of coastal adaptation best practice. Although the Authority was only responsible for a small stretch of coast, it was a vitally important part and being involved came within the remit of duty to cooperate. In addition to the proposed consultation measures listed in the report at paragraph 5.2, it was proposed that the pages of the document be displayed on the windows of the reception at Yare House, avoiding the need for the public to enter the building.

In light of the number of different Local Planning Authorities involved in producing the SPD and the variety of comments that could be received resulting in changes, it was recommended that the final endorsement for public consultation be delegated to the Chair of the Planning Committee, the Chair of the Authority and the Director of Strategic Services.

Harry Blathwayt proposed, seconded by Bill Dickson

It was resolved unanimously

- (i) To endorse the joint Coastal Adaptation SPD for public consultation**
- (ii) To recommend to the Broads Authority that the Coastal Adaptation SPD be endorsed for consultation**
- (iii) To delegate final endorsement for consultation to the Chair of Planning Committee, the Chair of the Broads Authority and the Director of Strategic Services as four Local Planning Authorities are jointly producing the SPD and some Committees may make comments that result in changes.**

13. Consultation document and proposed response: East Suffolk Development brief

The Committee received a report concerning the consultation on the East Suffolk Development Brief and the Authority's proposed response.

Harry Blathwayt proposed, seconded by Bill Dickson and

It was resolved unanimously to endorse the proposed response to the East Suffolk Development Brief and that this be forwarded to East Suffolk Council.

Matters for information and note

The following items were taken as a block as items for information. No questions or comments had been received from members prior to the meeting. The Chairman stated that if members were content she would take it that, unless there were any further comments, each of the recommendations would be accepted. There was general assent and no objections were made, and the reports were received.

14. Heritage Asset Review Group – 26 June 2020

The Chair commented that there was still a vacancy on the Group. Meetings provided a fascinating insight into a vital area of the Authority's work and were of great interest.

It was resolved to receive the notes from the Heritage Asset Review Group.

15. Appeals to the Secretary of State

The Committee received a schedule of appeals to the Secretary of State since January 2020.

It was resolved to note the report.

16. Decisions made by officers under delegated powers

The Committee received a schedule of decisions made by officers under delegated powers from 16 June to 3 July 2020.

It was resolved to note the report.

17. Date of next meeting

The next meeting of the Planning Committee would be held remotely on Friday 14 August 2020 at 10.00am.

The Chairman announced that this was Sandra Beckett's last Planning Committee meeting as she would be retiring at the end of the month. She thanked Sandra for her unfailing support over the years and wished her well.

The meeting ended at 12.45 pm

Signed by

Chairman

Appendix 1 – Declaration of interests - Planning Committee, 17 July 2020

Member	Agenda/minute	Nature of interest
Chairman on behalf of all Members	10.2 Application BA/2020/0134/FUL	Broads Authority application
Chairman on behalf of all members	13. Coastal Adaptation SPD	Broads Authority involved in developing the SPD
Harry Blathwayt	10.1 Application BA/2020/0126/FUL 10.2 BA/2020/0134/FUL	Lobbied by an objector (Dentist, a member of the Club) Resident of the village
James Knight	10.1 BA/2020/0126/FUL	General interest in Thorpe Island

Planning Committee

14 August 2020

Agenda item number 7.1

BA/2020/0181/FUL and BA/2020/0182/LBC, Six Mile House Mill, Acle New Road, Halvergate

BA/2020/0211/LBC, Wiseman's Mill, River Bure, Ashby with Oby

Report by Heritage Planning Officer

Proposals

Six Mile House Mill: Installation of new shallow conical roof over existing curb ring

Wiseman's Mill: New doors and windows

Applicant

Water, Mills and Marshes Landscape Partnership Scheme

Recommendation

Approve all above applications subject to conditions

Reason for referral to committee

Director discretion

Application target date

Six Mile House Mill 19/08/2020 (ful and lbc)

Wiseman's Mill 27/08/2020

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1. Introduction

- 1.1. This report covers 3 planning applications submitted as part of the Water, Mills and Marshes Landscape Partnership scheme (WMM). WMM is a £4.5m programme funded by the Heritage National Lottery Fund and covers a wide range of projects, including the repair and restoration of a number of mills within the Broads.
- 1.2. A number of planning applications will be submitted on behalf of WMM and considered over the coming months.
- 1.3. The background to most of the applications is the same, and whilst the works proposed vary in detail, the objectives and the principles are broadly the same. It is therefore proposed to combine a number of applications in a single report where practical.
- 1.4. This report covers two applications at Six Mile House Mill in Halvergate and one at Wiseman’s Mill in Oby.
- 1.5. The Heritage Asset Review Group (HARG) receive an update on the progress of the WMM work at their quarterly meetings.

2. Description of sites and proposals

Six Mile House Mill

- 2.1. Six Mile House Drainage Mill is within the parish of Halvergate adjacent to the southern bank of the River Bure and is accessible and visible from Acle New Road (A47T). Runham is the nearest settlement and is to the north east of the application site. The site is within the Halvergate Marshes Conservation Area.
- 2.2. Six Mile House Drainage Mill is an historic brick built drainage windmill that was used to drain land to the south of the River Bure and dates to the mid-19th Century. The building is Grade II Listed. It is a three storey tapering circular brick tower with one first

floor window opening and two doors at ground floor level. Externally, the curb on top of the tower and the brick drainage lane are intact, and there are remnants of the scoop wheel at ground level. A simple flat roof exists, but it is in a poor condition.

- 2.3. Although much of the interior mechanisms of the mill survived until the 1970s, regrettably little now remains apart from the timber upright shaft and parts of the crown wheel and pit gear. There are three boarded floors above ground level, all in poor condition.
- 2.4. The site can only be accessed by river or by foot.
- 2.5. Planning Permission and Listed Building Consent was granted in 2018 (BA/2018/0266/FUL and BA/2018/0267/LBC) for works to conserve mill, including the installation of new doors and windows, flat roof and access ladders.
- 2.6. The above permissions have been implemented and works are currently underway. This proposal, for planning permission and Listed Building Consent (BA/2020/0181/FUL and BA/2020/0182/LBC) is for a change in the design of the previously approved replacement inset flat roof to a conical shaped roof to be constructed in timber with dark grey EPDM (ethylene propylene diene monomer) cladding. The reason for the change in design is because it was found that more of the historic gearing existed at the top of the tower than was previously understood. Once at a high level it was clear the gearing would not be covered by the proposed inset flat roof and therefore a conical roof is now proposed to help protect the gearing and machinery found above the curb.

List Description

- 2.7. Six Mile House Drainage Mill II Derelict windpump, mid C19 with tarred brick tower and remains of boat shaped cap. Tapering circular tower of 3 storeys. Opposing openings for ground floor entrance doors. One window opening on first floor and cap floor. Segmental brick arches. Two stocks and four 9 bay sails. Cap frame and machinery. Remains of fanstage. Internal machinery connected to external scoop wheel with wooden starts.

Wiseman's Mill

- 2.8. The site comprises a Grade II* Listed drainage wind pump (Wiseman's Mill) dating from the mid-18th Century, a detached timber engine shed and the sparse remains of a former dwelling, set within a 'L' shaped site on the eastern banks of the Rive Bure at approximately the midpoint between the village of Thurne to the north and Acle Bridge to the south. The site became disused in the mid-20th century, the structures on the site fell into disrepair, the mill lost its cap, the engine shed became dilapidated, and all that remains of the dwelling is the floor, fireplace, and two courses of bricks which demonstrate the size and layout of the former abode.
- 2.9. The mill and engine shed sit to the front of the site close to the river's edge, with a rectangular area to the rear which is well screened by trees to the side and rear. A drainage dyke runs adjacent to the northern boundary.

- 2.10. The site can only be accessed by river or foot, with the nearest road ending near South Oby Dyke which itself is some 300m to the north.
- 2.11. Planning Permission and Listed Building Consent was granted in April 2018 (BA/2017/0149/FUL and BA/2017/0150/LBC) for the full restoration of the mill and detached engine shed, partial restoration of Wisemans Cottage to provide storage and the provision of two shepherd huts and two platforms for camping. This permission has not been implemented.
- 2.12. This application for Listed Building Consent (BA/2020/0211/LBC) is for a change in design of the replacement windows and doors proposed from the previous consent. Previously, the proposal was to re-instate with like-for-like replacements of the existing windows and doors which were in a poor condition. However, the existing windows are later additions and not of an original style. The mill has two recent doors, but these are again not of the original design. This application proposes instead new opposing ground floor doors of traditional, boarded design and new first and second floor windows of authentic pattern, which comprise one half glazed with a vertical glazing bar and one half with side-hinged boarded shutters.

List Description

- 2.13. Drainage windpump. Dated 1753, by Robert Martin. Brick. 4 storey tapering circular brick tower with batter to top stage. Segmental-headed door to east below blocked window. One second floor window above and to south. Curb track intact with cap frame and fan stage. Striking gear wheel. 2 stocks but no sails are connected to windshaft. Brakewheel and upright shaft lead to crownwheel. Originally water pumped by turbine, later gearing connects to adjacent steam engine shed.

3. Site history

- 3.1. Six Mile House Mill- BA/2018/0266/FUL and BA/2018/0267/LBC - Works to conserve mill, including the installation of new doors and windows, flat roof and access ladders.
- 3.2. Wiseman's Mill- BA/2017/0149/FUL and BA/2017/0150/LBC - Restoration of mill and detached engine shed. Partial restoration of Wisemans Cottage to provide storage. Provision of two shepherd huts, plus two platforms for camping.

4. Consultations received

Consultee	Six Mile House Mill	Wiseman's Mill
Parish Councils	No response	No response
District Members	No response	No response
Broads Society	Strongly support	No response
Historic England	Not consulted	No comment

Amenity Societies	No response	No response
Norfolk Windmill Trust	No response	No response
Environment Agency	No comment	Not consulted
Broads Authority Environmental/ Ecology Officer	No objections subject to biodiversity enhancements secured via condition- condition recommended	No response

5. Representations

5.1. None

6. Policies

6.1. The adopted development plan policies for the area are set out in the [Local Plan for the Broads](#) (adopted 2019).

6.2. The following policies were used in the determination of both of the applications:

- SP5- Historic Environment
- DM11- Heritage Assets
- DM13- Natural Environment
- DM21- Amenity
- DM43- Design
- SSMILLS- Drainage Mills

7. Assessment

7.1. The proposed developments each relate to conservation and maintenance works to the disused Listed drainage mills.

7.2. The key issues in the determination of the applications are the principle of the development, the impact on the heritage, design, and ecology.

Principle of development

7.3. These proposals are part of a wider scheme to undertake repair and conservation works to former drainage mills, which contribute to the character of the Broads area generally and the Conservation Area specifically (with regards to Six Mile House Mill). The works proposed would help arrest the on-going deterioration of the buildings and secure their future for the longer term. The proposals are therefore acceptable in principle and, indeed, welcomed.

Impact upon heritage and design

Six Mile House Mill

- 7.4. Given the level of historic fabric that has been found to sit above the curb of the mill and that the approved inset roof would not protect this, the use instead of a conical roof to cover this historic fabric and thereby protect it is welcomed. It is accepted that the inset roof would not have been visible and the conical roof will be seen, meaning that the look of the mill will be altered as a result of this proposal. However, it is not uncommon to see this style of roof on mills in the Broads such as Hickling Broad Mill and Hoveton's Dydall's Mill and further afield such as at Nordelph Mill at Upwell Fen in West Norfolk. They are a simple and effective way of retaining and protecting existing machinery above the curb whilst not providing a full cap (and the expense of this) and have been used in varying forms on other mills. The roof proposed is of a shallow form with a dark rubber material to clad, matches the dark black tarred walls of the mills, which will ensure the structure is visually recessive, and is considered appropriate. From afar, the dark walls of the mill and dark conical roof will be seen in silhouette which will provide an appropriate and attractive visual reference point in Halvergate Conservation Area and the wider Broads landscape. The roof structure, whilst proposed as a permanent feature, could be removed should it be considered appropriate or the funding secured for a full boatshaped cap to be erected. The use of a conical shaped cap here is therefore considered visually and functionally appropriate.

Wiseman's Mill

- 7.5. Given the existing poor condition of the windows and doors and the fact that they are not historic, their replacement will help secure the building and protect the historic fabric within the building for the longer term and is therefore welcomed, as was concluded in the previously approved applications. Previously, the proposal was to re-instate with like-for-like replacements, however the current scheme using windows and doors which are more authentic in pattern, is an improvement and is welcomed.

Impact on ecology

Six Mile House Mill

- 7.6. An ecology survey was submitted with both the previous and current applications, and these have been reviewed by the Authority's ecologist. So long as the bat enhancements proposed is made a requirement of a planning condition as previous it is considered that there will be no adverse impact on protected species, which is appropriate.

Wiseman's Mill

- 7.7. It is not considered that the change in design proposed for replacement windows and doors will have an adverse impact on ecology. However, the Authority's ecologist has been consulted and a verbal update will be given.

Impact on Amenity

- 7.8. Given the small scale, remote locations and the nature of the proposals it is not considered that there will be an adverse impact on neighbouring amenity as a result, at either Six Mile House Mill or Wiseman's Mill.

8. Conclusion

- 8.1. The works proposed at both sites would help arrest the on-going deterioration of the historic buildings and secure their future for the medium term. The proposals are therefore acceptable in principle and, indeed, welcomed. The proposed works will help preserve the historic fabric of the Listed Buildings by ensuring they are weather tight and are considered to be of an appropriate design which would preserve their character and appearance.

9. Recommendation

- 9.1. That authority be given to approve the applications subject to conditions below:
- 9.2. BA/2020/0181/FUL Six Mile House Mill- Installation of new shallow conical roof over existing curb ring.

Approve subject to conditions:

- 1. Time limit**
- 2. In accordance with plans**
- 3. Ecological bat enhancements agreed to be undertaken**

- 9.3. BA/2020/0182/LBC Six Mile House Mill- Installation of new shallow conical roof over existing curb ring.

Approve subject to conditions:

- 1. Time limit**
- 2. In accordance with plans**
- 3. All new materials to be agreed prior to installation**
- 4. Any damage to be made good**

- 9.4. BA/2020/0211/LBC Wiseman's Mill- New doors and windows

Approve subject to conditions:

- 1. Time limit**
- 2. In accordance with plans**
- 3. All new materials to be agreed prior to installation**
- 4. Any damage to be made good**

10. Reason for recommendation

- 10.1. The proposals above will help secure the longevity of important historic buildings on the Broads, for existing and future generations to enjoy which is welcomed and the proposals will not have an adverse impact on ecology or neighbouring amenity in accordance with policies SP5, DM5, DM11, DM13, DM43 and SSMILLS of the Local Plan

(2019). They are in accordance with the National Planning Policy Framework (2018) which is a material consideration in the determination of this application. The applications comply with the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act as having special regard to preserving Listed Buildings and Conservation Areas.

Author: Kayleigh Judson

Date of report: 29 July 2020

Appendix 1 – Location map

Appendix 1 – Location map



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Planning Committee

14 August 2020

Agenda item number 8

Enforcement update – August 2020

Report by Head of Planning

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

That the report be noted.

Committee date	Location	Infringement	Action taken and current situation
31 March 2017	Former Marina Keys, Great Yarmouth	Untidy land and buildings	<ul style="list-style-type: none"> • Authority granted to serve Section 215 Notices. • First warning letter sent 13 April 2017 with compliance date of 9 May. • 26 May 2017: Some improvements made, but further works required by 15 June 2017. Regular monitoring of the site to be continued.

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Monitoring 15 June 2017. Further vandalism and deterioration. • Site being monitored and discussions with landowner. • Landowner proposals unacceptable. Further deadline given. • Case under review. • Negotiations underway. • Planning Application under consideration December 2018. • Planning application withdrawn and negotiations underway regarding re-submission. • Works undertaken to improve appearance of building. • Revised planning application submitted 1 April 2019. • Planning Committee 19 July 2019: Resolution to grant planning permission • Arson at building, with severe damage 18 August 2019. • Discussions around securing building and partial demolition 19 August 2019 • Pre-demolition surveys almost completed and works commence thereafter 24 October 2019 • Works underway to secure and commence agreed demolition. 16 December 2019.

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Site now sold. New landowner intends to build out with some amendments to be agreed. • New owner asked to demolish building as does not propose conversion 12 February 2020 • Application received to demolish building (and other amendments to scheme) 20 February 2020 • Application under consideration 3 July 2020 • Partial demolition, but completion delayed due to bats. Site visit scheduled 17 September 2020.
14 September 2018	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	Unauthorised static caravans	<ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring the removal of unauthorised static caravans on land at the Beauchamp Arms Public House should there be a breach of planning control and it be necessary, reasonable and expedient to do so. • Site being monitored. • Planning Contravention Notices served 1 March 2019. • Site being monitored 14 August 2019 • Further caravan on-site 16 September 2019 • Site being monitored 3 August 2020

Committee date	Location	Infringement	Action taken and current situation
8 November 2019	Blackgate Farm, High Mill Road, Cobholm	Unauthorised operational development – surfacing of site, installation of services and standing and use of 5 static caravan units for residential use for purposes of a private travellers’ site.	<ul style="list-style-type: none"> Delegated Authority to Head of Planning to serve an Enforcement Notice, following liaison with the landowner at Blackgate Farm, to explain the situation and action. Correspondence with solicitor on behalf of landowner 20 November 2019. Correspondence with planning agent 3 December 2019 Enforcement Notice served 16 December 2019, taking effect on 27 January 2020 and compliance dates from 27 July 2020. Appeal against Enforcement Notice submitted 26 January 2020 with a request for a Hearing. Awaiting start date for the appeal. 3 August 2020
6 March 2020	Ditchingham Maltings	Failure to implement approved landscaping scheme (BA/2012/0005/FUL) Approved in August 2016	<ul style="list-style-type: none"> Planning Contravention Notice (PCN) served 9 September 2019 Breach of Condition Notice (BCN) served 22 October 2019 Non-compliance with condition 15 of planning permission - planting not in accordance with approved scheme Revised landscaping scheme submitted 21 January 2020 Authority from Planning Committee to authorise prosecution, but stayed and delegated to Head of Planning to proceed only if adequate measures not undertaken by the

Committee date	Location	Infringement	Action taken and current situation
			<p>developer to implement a satisfactory landscaping scheme and management plan. 6 March 2020.</p> <ul style="list-style-type: none"> • Due to COVID-19, not been possible to engage contractors to work on the landscaping scheme for the site. New contractors now appointed and hoped that work could be progressed in the near future. 29 May 2020 • Maintenance work commenced, with replanting scheduled for autumn 2020/winter 2021 season. 15 June 2020 • Maintenance underway. Awaiting final approval of replanting scheme. 3 August 2020.

Author: Cally Smith

Date of report: 03 August 2020

Planning Committee

14 August 2020

Agenda item number 9

Ludham Conservation Area

Report by Historic Environment Manager

Summary

The Authority has a statutory responsibility to review and appraise its conservation areas.

The purpose of this report is to inform members of the appraisal process for Ludham Conservation Area and the subsequent proposed changes to the boundaries.

Recommendation

That Members:

- (i) Consider the feedback from the consultation on the Ludham Conservation Area draft appraisal; and
 - (ii) Agree to adopt the Ludham Conservation Area appraisal, including the proposed boundary changes and management and enhancement proposals.
-

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1. Introduction

1.1. The Authority has a duty to identify and maintain up-to-date appraisals of conservation areas and to publish proposals for the preservation and enhancement of them.

Members have previously agreed to the Authority carrying out the phased re-appraisal of our conservation areas.

1.2. The Ludham Conservation Area is partly within the Broads Authority Executive Area and partly within the North Norfolk District Council (NNDC) area. It was agreed that the Broads Authority should carry out the appraisal of Ludham Conservation Area, with input from our colleagues at NNDC.

- 1.3. The Conservation Area at Ludham was designated in 1974, but does not have a conservation area appraisal.
- 1.4. As part of the reappraisal process, Broads Authority officers considered whether boundary changes are required and concluded that amendments to the existing boundary would be appropriate given that guidance on conservation areas has changed since 1974.
- 1.5. The Ludham Conservation Area Appraisal is appended at Appendix 1. A plan showing the boundary (both existing and proposed) is appended at Appendix 2.

2. The consultation process and feedback

- 2.1. The initial draft of the appraisal was prepared in spring 2019 and was the subject of consultation with the Parish Council and subsequent revision to produce the formal appraisal document.
- 2.2. All residents within the Conservation Area boundary were contacted by letter in mid-March 2020 advising them of the consultation on the Conservation Area reappraisal, as were Local Members and other key stakeholders. All were sent a leaflet and were given the opportunity to comment on the proposals. The consultation was planned to run from 12 March to 17 April 2020.
- 2.3. It had been the Authority's intention to hold a public drop-in session on 21 March but due to the Covid-19 pandemic this was cancelled. The consultation period was extended to 15 May to allow more time for responses to be received and notices advising of the extension were placed in the village newsletter.
- 2.4. Documents were available on the Authority's website, information was published in the village newsletter, notices were put up and officers were available by telephone, email or letter to answer queries or receive comments.
- 2.5. Officers then collated the responses. They are summarised at 2.10-2.11 below and detailed in Appendix 3.
- 2.6. The level of feedback was reasonable. We received 14 responses from residents, the majority in writing and some via telephone. We received 7 additional comments via Facebook. The majority of feedback received from the consultation process has been either positive or neutral and constructive.
- 2.7. A response was also received from Norfolk County Council Historic Environment Service.
- 2.8. No formal response to the consultation was received from the Parish Council, however detailed discussions were held at a meeting prior to the formal process. A note of the comments made and the response to is attached at Appendix 4.
- 2.9. The chart at Appendix 3 (see 2.5 above) outlines the responses to the consultation process and the proposed actions.

2.10. The most commonly raised concern related to boundary changes and in particular the removal of fields from the Conservation Area, as it was felt to increase the likelihood of development. There is a common misconception that being in a conservation area prevents development, which is clearly not the case. The Planning (Listed Buildings and Conservation Areas) Act 1990 states that land to be included in a conservation area must be of 'architectural or historic interest, the character or appearance of which it is desirable to preserve'. Local Planning Authorities have a duty to ensure that this is the case when re-appraising an area so as not to devalue the concept of conservation areas. Guidance states that conservation area status will rarely be appropriate for agricultural land. We explained this to those who raised this as a concern and in most cases it was understood.

2.11. Other feedback included:

- one resident felt that the District Nurse's House and school should not be included in the Conservation Area as the current owners adequately look after them and do not propose changes. Another resident felt the inclusion of these buildings was entirely appropriate.
- one resident considered that St Benet's Cottage on Cold Harbour Road should not be included in the Conservation Area. Another resident agreed it should be included.
- a couple of comments related to the removal of the field between Hall Common Cottage and Hall Common Farm which would leave a 'satellite' Conservation Area to the south including Hall Common Cottage and St Benet's Cottage attached to the rest of the Conservation Area only by the road. As this small field could be said to contribute to the character of this part of the area, we propose retaining part of it that runs between the two properties.
- one resident felt that the semi-detached workers' cottages along Catfield Road were worthy of inclusion in the Conservation Area. We considered the significance of the dwellings and area to be borderline and should not therefore be included.
- prior to the formal consultation process commencing, the Parish Council had suggested to us that the 'triangle site' at the top of Horsefen Road was not part of the historic street pattern and should therefore be removed, which we considered. However, following the consultation this has been reconsidered, in part due to a consultation response which noted the architectural merit of the properties on the 'island' especially when one enters the village from the east. We therefore propose to retain the two properties on the island within the Conservation Area.
- one resident felt we should assess all sites within the Conservation Area as positive or negative and include appropriate enhancement policies. We felt that it might be problematic to identify people's homes as being a 'detractor' to the Conservation Area but have identified sites and features of local interest and enhancement policies for the area.

- 2.12. As a result of the consultation, some changes to the document, the management and enhancement proposals and the boundary were made and these are set out in Appendix 3.
- 2.13. The consultation process and proposed revisions were discussed at the Heritage Asset Review Group meeting on 12 June 2020 and Members were happy with the response to the consultation, proposed boundaries and the draft document.

3. Proposed changes to the draft appraisal and implications of Adoption

- 3.1. The Ludham Conservation Area boundary is proposed to be altered as a result of the re-appraisal. The proposed boundary changes are appended at Appendix 2 and can be summarised as:
 - The removal of the late 20th century housing development Latchmoor Park;
 - The extension of the Conservation Area along School Road and Catfield Road to include the 19th century school and its grounds and mid-20th century District Nurses' House;
 - The removal of fields to the south of Norwich Road and north and south of Lover's Lane;
 - The removal of part of the field to east of Staithe Road and Cold Harbour Road;
 - The inclusion of St Benet's Cottage, Cold Harbour Road;
 - The inclusion of Woodlands, a cottage at the far east end of Horsefen Road; and
 - Minor changes to the east of Horsefen Road to regularise mapping discrepancies.
- 3.2. In the Broads Authority part of the Conservation Area, the additional constraints associated with conservation area designation generally apply already, as there are different regulations due to being in the Broads. Outside of the Broads Authority Area, the additional restrictions will affect permitted development rights for anyone located within the extended boundary.
- 3.3. The changes for residents and landowners within the proposed extensions to the Conservation Area would be minor financial implications due to the need for planning permission for development management proposals (as permitted development rights are slightly different) or for works to trees (as trees are protected in conservation areas).
- 3.4. For residents within the existing boundary, the re-appraisal represents no additional financial implications.
- 3.5. These changes would result in a slight reduction in the size of the Conservation Area and there should not be additional financial implications for the Authority.

- 3.6. Management and enhancement proposals are set out in the document and can be summarised as follows:
- Improvements to the public realm at the crossroads in the village centre;
 - Parking rationalisation in this area;
 - Appropriate planting to the north wall of the Village Store's building;
 - Landscape improvements to the parking area by the shops at Womack Staithe; and
 - Improved directional signage to Womack Staithe.
- 3.7. The re-appraisal provides a written interpretation of the characteristics of the Conservation Area and identifies key features, issues and opportunities for enhancement. The appraisal and management plan will assist residents and landowners in the preparation and development of proposals within the Conservation Area. The documents will also support Local Planning Authorities in determining applications, as well as informing public bodies over the management of the area such as the management of the highways etc.
- 3.8. North Norfolk District Council are responsible for the formal adoption of that part of the Conservation Area which falls within their area. A report will be taken to their Members in due course.

4. Conclusion

- 4.1. The Ludham Conservation Area is one of 25 conservation areas either wholly or partly in the Broads Authority Executive Area. The conservation areas are designated heritage assets.
- 4.2. The Authority has a statutory duty to consider areas which are worthy of designation as conservation areas, to designate these areas as conservation areas, and to publish up-to-date appraisals and management proposals.
- 4.3. It is considered that those parts of Ludham included in the extensions to the area are worthy of conservation area designation. They are described in the appraisal which was developed following a detailed assessment and consultation.
- 4.4. It is recommended that the appraisal and management proposals for the Ludham Conservation Area, for that part of the Area within the Broads Authority executive area, is formally adopted by the Broads Authority.

Author: Kate Knights

Date of report: 30 July 2020

[Broads Plan](#) objectives: 2

Appendix 1 - Ludham Conservation Area Appraisal

Appendix 2 - Ludham Conservation Area – existing and proposed boundaries

Appendix 3 - Ludham Conservation Area Appraisal – Consultation responses

Appendix 4 - Ludham Parish Council meeting notes

Ludham Conservation Area Appraisal

August 2020



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Introduction

Why have conservation areas?

A review of policies relating to the historic environment carried out by Historic England (then known as English Heritage) on behalf of the Secretary of States for Culture Media and Sport and the Environment Transport and the Regions was published in December 2000 under the heading 'Power of Place'. More recent research on the value and impact of heritage on many factors including growth, the economy, our wellbeing and sense of place is summarised in the annual Heritage Counts report (Historic England).

The Power of Place report, which reflected views now held generally by the population at large, confirmed 5 main messages

- i. Most people place a high value on the historic environment and think it right there should be public funding to preserve it.
- ii. Because people care about their environment they want to be involved in decisions affecting it.
- iii. The historic environment is seen by most people as a totality. They care about the whole of their environment.
- iv. Everyone has a part to play caring for the historic environment. More will be achieved if we work together.
- v. Everything rests in sound knowledge and understanding and takes account of the values people place on their surroundings.

In summary we must balance the need to care for the historic environment with the need for change. We need to understand the character of places and the significance people ascribe to them.

The concept of conservation areas was first introduced in the Civic Amenities Act 1967, in which local planning authorities were encouraged to determine which parts of their area could be defined as "Areas of Special Architectural or Historic Interest, the character or appearance of which it is desirable to preserve or enhance".

The importance of the 1967 Act was for the first time recognition was given to the architectural or historic interest, not only of individual buildings but also to groups of buildings: the relationship of one building to another and the quality and the character of the spaces between them.

The duty of local planning authorities to designate conservation areas was embodied in the Town and Country Planning Act 1971, Section 277. Since then further legislation has sought to strengthen and protect these areas by reinforcing already established measures of

planning control in the Planning (Listed Buildings and Conservation Areas) Act 1990, and now reflected in the 2018 National Planning Policy Framework (NPPF).

This appraisal takes account of the guidance in Historic England Advice Note 1 (updated in 2019 in the light of the NPPF) supporting the management of change in a way that conserves and enhances the character and appearance of historic areas through conservation area appraisal, designation and management.

Unlike Listed Buildings, which are selected on national standards, the designation of conservation areas in the main is carried out at District level based upon criteria of local distinctiveness and the historic interest of an area as a whole. However, in the past, the criteria adopted by different local authorities in determining what constitutes a special area have tended to vary widely. For example, although public opinion seems to be overwhelmingly in favour of conserving and enhancing the familiar and cherished local scene, what is familiar to many, may only be cherished by some.

Over the last 30 years this approach has changed significantly. Much greater emphasis is now placed on involving the local community in evaluating 'what makes an area special', whether it should be designated and where boundaries should be drawn.

It is now recognised that the historical combination of local architectural style and the use of indigenous materials within the wider local landscape creates what has been termed 'local distinctiveness'. Distinctiveness varies within the relatively restricted confines of individual counties, which in turn are distinct in terms of the country as a whole.

Conservation area designation for settlements and wider areas which embody this local distinctiveness may afford them protection against development which bears no relation to the locality either in terms of the buildings within it or landscape surrounding it.

The historical development of such settlements and their surrounding landscape are the 'journals' through which the social and economic development of the locality can be traced. The pattern of agricultural and industrial progress of settlements (their social history) is by definition expressed in the architecture and landscape of any area – the historic environment.

It is not intended (nor would it be desirable) to use conservation area designation as a way of preventing or restricting development, the expansion of a settlement or preventing contemporary innovative design. Logically in the future new development should add to, rather than detract from the character of an area and will in turn help to chart historical development. However, all development should seek to preserve and/or enhance the character and appearance of the area.

Aims and Objectives

Ludham conservation area was originally designated in 1974, this appraisal examines the historic settlement and special character of Ludham, reviews the boundaries of the conservation area and suggests areas where enhancements could be made.

The appraisal will provide a sound basis for development management and encourage development initiatives which endeavour to improve and protect the conservation area as well as stimulating local interest and awareness of both problems and opportunities.

What does designation mean for me?

To protect and enhance the conservation area, any changes that take place should positively conserve the character and special interest that make it significant. Statutory control measures are intended to prevent development that may have a negative or cumulative effect on this significance. The additional controls in conservation areas include:

The extent of Permitted Development Rights- (i.e. changes that are allowed without requiring planning permission from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes, removing chimneys, adding conservatories or other extensions, laying paving or building walls. Changing the use of a building (e.g. from residential to commercial) will require planning permission. The types of alterations/development that need permission can be altered by the local authority by the making of Article 4 Directions. It is therefore advisable to check before making arrangements to start any work.

Demolition- Demolition or substantial demolition of a building within a conservation area will usually require permission from the local authority

Trees- If you are thinking of cutting down a tree or doing any pruning work to a tree within a conservation area you must notify the local authority 6 weeks in advance. This is to give the local authority time to assess the contribution that the tree makes to the character of the conservation area and decide whether to make a Tree Preservation Order.

Advertisements- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.

If you require tailored planning advice or need assistance regarding a specific development proposal within the conservation area, the Broads Authority and North Norfolk District Council offer pre-application advice services.

Current Planning Policy Context

Land and buildings in the conservation area lie within both the Broads Authority Executive area and North Norfolk District Council area.

There are a range of policies which affect conservation areas within both the Broads Authority and North Norfolk District Council areas, originating from both national and local sources. The latest national documents in respect of historic buildings and conservation

areas are The Government's Statement on the Historic Environment for England 2010. The National Planning Policy Framework published in March 2012 (revised February 2019),) and the Planning Practice Guidance for the NPPF 2016 (revised July 2019), published by the Ministry of Housing, Communities and Local Government. The Broads Authority and North Norfolk District Council use these documents in plan making and decision making.

Locally, in line with government requirements, the Broad Authority adopted a new Local Plan in May 2019. North Norfolk District Council, at the time of writing, were in the early stages of reviewing their policies as they produce a new Local Plan.

To support these policies, the Broads Authority provides further advice in a series of leaflets, which are currently being reviewed and expanded as part of the Local Plan process.

For a list of relevant local planning policies, guidance and supporting documents please see Appendix 3.

Please note: both national and local planning policies, supporting documents and guidance are updated periodically, whilst this policy context was relevant at the time of the writing of the report please check with the relevant Authority for updates.

The Appraisal

Preamble

The existing conservation area includes land and buildings in both the Broads Authority and North Norfolk District Council areas. This appraisal is being carried out by the Broads Authority in consultation with North Norfolk District Council.

The appraisal considers the existing conservation area and proposes amendments to the conservation area boundary in both Planning Authority areas. The reasons for these are set out in the remainder of the document. The following sections cover the whole of the proposed conservation area. The spatial analysis is divided into three character areas:

1. The village centre
2. Horsefen Road and Womack Water
3. Staithe Road and Cold Harbour Road

Summary of Special Interest

Often spoken of as a 'picture postcard village', Ludham is a well preserved Broadland village centred around the Church. Its historic core remains almost completely intact and contains many buildings of historic interest. There are some fine examples of the use of local building materials such as thatch, pantiles, red brick, and render all of which help to define the special character of the area. Like many small villages Ludham has seen later phases of development, however this is mainly outside of the clearly identifiable historic core. The buildings within the older part of the settlement are largely unaltered as is their historic relationship with the water, which remains a defining characteristic of the village. Womack Water and the head of Staithe are key features of the village, where there is a public interface with the water. As well as the residential extensions to the village Ludham played an active part during WWII, with an airfield built to the north east and an Army camp built between Norwich Road and School Road.

Today Ludham remains a popular destination for holidaymakers who often access the village via the moorings at Womack Water.

Location and Context

Ludham parish is located 13 miles north east of Norwich and north west of Great Yarmouth in the northern Broads area. Unusually, it is bounded by three rivers, the Ant, Bure (although the parish boundary is to the north of the Bure along Hundred Dyke) and the Thurne and it has its own small broad, Womack Water. The parish covers an area of just over 12 km².

General Character and Plan Form

Ludham village is centred around the crossroads of a minor road running north to south and the A1062, Norwich to Great Yarmouth road running west to east. St Catherine's Church is a prominent building in the village centre. This area and Staithe Road to the south contains

the majority of the historic development within the settlement. 20th century development generally lies to the north of the A1062. The conservation area extends south from the main road along Horsefen Road to Womack Water and along Staithe Road, which are more rural in character.

Geological background

Deposits laid down on the sea bed many millions of years ago formed Cretaceous Chalk which underlies the whole of Norfolk. It is the oldest rock type to be found in East Anglia, with an approximate age of 100 million years, and because it was subjected to smoothing glacial action, it provides a much more subdued topography than in other areas of Britain. The chalk deposits were subsequently overlain in Pleistocene times by a series of sand, muds and gravels, and these shelly sand deposits are known as 'Craggs'. They bore the first brunt of the Ice Age as large glaciers moved into East Anglia from the north; the action of the ice moving over the loose deposits contorted the underlying material into complex thrust-type folds, known as 'contorted drift'. During the Ice Ages, rivers carved out wide but shallow valleys, with minor tributaries such as that at Womack Water. The silty clay soils produced the lush grazing meadows found in large areas of the Broads fringed by alder carr woodland. Peat is found towards the valley sides and sandy clay soils in the fertile agricultural land on the higher upland as can be seen to the north of Ludham. Extensive peat extraction in medieval times formed the Broads which are a particular feature of the area.

Historic Development

Archaeology and early development of the Parish

The name Ludham derives from the Old English, Luda's Ham or 'Luda's home stead'. The parish has a long history and was well established by the time of the Norman Conquest, its population, land ownership and productive resources being extensively detailed in the Domesday Book of 1086.

Norfolk County Council's Historic Environment Service compiles records of areas of known archaeological activity, sites, finds, cropmarks, earthworks, industrial remains, defensive structures and historic buildings in the county, in the Norfolk Historic Environment Record (NHER). There are an unusual number of records on the NHER for Ludham parish, 159 in total, and although many of them are outside the conservation area, they demonstrate the long history of the area.

The early history of the parish is somewhat patchy. A few prehistoric, worked flint instruments provide the earliest evidence of human activity in the parish, and then there is a chronological gap until the Bronze Age. Evidence from this period is provided by three copper alloy axeheads, a late Bronze Age flint dagger and, from aerial photographs, crop marks of two possible Bronze Age ring ditches and the flattened remains of circular burial mounds. Iron Age finds have yet to be definitely identified. During the Roman occupation, much of the area known as the Norfolk Broads was a broad estuary and the area where Ludham stands would have been a low-lying marshy area. Roman finds include coins and

the crop marks of a possible military camp or settlement to the west of the parish. There is currently no evidence of Saxon activity, although it is thought that the village was in existence in that period.

The medieval St Catherine's Church is the oldest surviving building in the centre of the village, and although no other medieval buildings survive, examples of medieval finds include pottery fragments, buckles, a Papal bull and a forged silver coin. Even before the Norman Conquest, the village had a close connection with St Benet's Abbey on the banks of the River Bure in the neighbouring parish of Horning. St Benet's Abbey was endowed with several manors, one of which was Ludham. Successive Bishops of Norwich spent much of their time at their country seat at Ludham Hall, outside the main village, which might explain the size and fine quality of construction of St Catherine's, reflecting the great wealth of the population when it was built in the 14th and 15th centuries, replacing an earlier, less impressive structure.

During the Middle Ages, Norfolk was a prosperous part of England, and Ludham flourished in an area where crops grew easily and sheep and cattle could be kept and fattened on the higher ground around the parish and the lush grazing marshes of the Rivers Ant and Thurne.

Womack Water occupies a minor tributary valley and is a former medieval turbarry (common ground for peat or turf cutting) and later a broad, although now diminished from its former size. Peat was a valuable source of fuel during the medieval and post medieval periods where timber was in short supply and consequently an important part of the local economy. The landscape was transformed by peat cutting; man-made peat cuttings left behind depressions and low lying areas that gradually filled up with water as sea levels rose, forming what are now known as the Norfolk and Suffolk Broads. From the late 19th century, various writers commented on the picturesque qualities of Womack Water which included gently decaying timber boathouses tucked amongst the surrounding trees.

Later development in the Parish

Notable post medieval buildings in the parish include Ludham Hall, the site of the Palace of the Bishops of Norwich, which burnt down in 1611 and was later partially rebuilt and a chapel added in 1627. The current flint and brick building is late 18th century, but based on the original gables and rear elevation, and the chapel is now used as a barn. An early 18th century brick barn and late 17th century brick garden wall are also on the site.

Notable listed buildings in the conservation area are The Dutch House and Hall Common Farmhouse in Staithe Road, both dating from around 1700. They are built of local red brick with curved 'dutch' gables and Hall Common Farmhouse has a thatched roof. The village centre contains historic buildings dating from the 17th to the 19th century: Church View, The Saddlers Shop and cottage on Norwich Road and 1 – 5 Yarmouth Road are also listed buildings.

In post medieval times windmills were significant features in the landscape surrounding Ludham village. Most were drainage mills, used to control the level of water in the marshy parts of the parish to allow the grazing of stock which was a mainstay of the local agricultural economy. Ludham became a centre for millwrights working throughout the Broads and many of the iconic drainage mills in the Broads landscape were designed and built by Ludham craftsmen. The England family of millwrights were active in the village from the 18th century. The early mills had cloth sails and the Englands worked closely with William Cubitt, then a millwright in Horning (and later an eminent civil engineer), who invented the shuttered self-regulating sails which enabled taller and more powerful mills to be built. Horning Mill Loke post mill was the first mill to be fitted with the new sails, which were later patented and used on all the mills in Norfolk. Dan England, 1823 to 1897 was the first man in Ludham to generate and use electricity in his millwright workshops and was the inventor of the turbine drum, which would lift half as much water again as the scoop wheel for draining the Norfolk marshes. The last drainage mill built by Dan England was at St Olaves in 1910 for Lord Somerleyton.

Ludham parish had seven drainage mills including two on Horsefen Marshes, two at How Hill and one at Cold Harbour. The derelict brick tower of Womack Water drainage mill is a prominent feature in the landscape, although outside the conservation area.

There were also corn mills in the parish, including one at Lovers Lane, which was destroyed in a gale in 1896, and High Mill on Yarmouth Road which was demolished in the early 20th century.

Access to the common lands around Ludham ceased after the Enclosure Acts of the 18th and 19th centuries, when small landholdings were consolidated into larger farms and the land drained by a series of drainage mills with an organised rectilinear drainage pattern. Gradually, instead of being smallholders, the majority of the inhabitants of Ludham became dependant on work as agricultural labourers. The nearby Ludham and Potter Heigham marshes which have remained in grazing use are recognised as one of the richest areas of traditionally managed grazing marsh and dykes in the Broads, some of which are designated as SSSIs.

In common with many rural communities at this time the village appeared to be largely self sufficient. White's History, Gazetteer and Directory of Norfolk 1883 records 796 inhabitants in 1881 including farmers, agricultural workers, shop keepers, a doctor, school teachers, millwrights, and blacksmiths. It is recorded elsewhere that there were three sites for smithies in the village, but probably not occupied at the same time, but their use ceased with the decline in the use of horses on farms.

Essentially a mixed farming community, twelve farmers were recorded in Ludham in 1888. The farms varied in size and some of the smaller farmers combined agriculture with other activities such as maltster, corn and coal merchant or carpenter. After the First World War Norfolk County Council compulsorily purchased farmland to set up smallholdings to provide

work for returning soldiers, and during WWII, part of this land became Ludham Airfield. Although not all in active farming use, several groups of farm buildings remain in the conservation area, notably Beeches Farm, at the junction of Yarmouth Road and Horsefen Road and Hall Common and Manor Farms in Staithe Road.

The relatively remote location of the village and the poor condition of the roads meant that many goods and services for the village travelled by water with trading wherries using the local staithe, which included Staithe Road, Horsefen Road, Ludham Bridge and How Hill. 'Staithes' (from the Old English 'steath' or landing place) provided areas for the transfer of goods from water to land and vice versa, and were focal points for trading in settlements. Public and private staithes appear to have been in existence in some numbers since medieval times - some 83 existing or former staithes have been identified in Norfolk. The Enclosure Awards of 1840 tended to ratify the existing customary landing places or 'public' staithes (i.e. those that have public rights of use and access), stipulating that they were to be used "for the conveyance of corn, manure and other goods to and from the river by owners and occupiers of the Parish."

This means of transport was particularly important for local agricultural businesses with grain, sugar beet, and vegetables for market being common loads, as well as general stores and heavier materials such as chalk, lime, timber, coal and bricks. Other goods included reed, sedge and marsh litter, although trade in the latter declined as horses were replaced by motor vehicles as a means of transport. In the early 1900s, it is noted that goods were unloaded at the wherry harbour at Staithe House in Staithe Road and stored in warehouses for distribution to the surrounding area. The Maltings in Horsefen Road provided storage facilities for Womack Staithe and sugar beet from local farms was transported to the Cantley factory from here until the mid 1950s.

There is evidence of brick making in the parish mainly using locally available materials. Chalk was delivered by river from Thorpe for lime-burning. The remains of a post medieval lime kiln near to Staithe House was surveyed in the 1980s and a brick kiln, probably dating from the 18th century was found just outside the village south of Yarmouth Road. The brick kilns, next to the Maltings on Horsefen Road were in use until the late 19th century.

A church school was built within Ludham churchyard in 1841. The site is now occupied by the St Catherine's Church Rooms, an early 20th century building in the Arts and Crafts style, designed by Norwich architect, Edward Boardman who lived locally at How Hill House.

A Board School was built on School Road in 1873 to accommodate 140 children. It was enlarged in 1892 for 200 children, and the accommodation upgraded in the mid 20th century.

There were two chapels; a Baptist Chapel, in Staithe Road was built on the site of the Malthouse Lane post mill in 1821 to seat 150 people and demolished in 1975. The field to the south was called 'Meeting House Pightle'. The Methodist Church on Catfield Road

survives, designed and built by Mr Chaplin of Ludham in 1866, it is recorded as containing '250 sittings'.

The 20th century

North of Ludham and outside the conservation area, How Hill House is a beautiful listed Arts and Crafts house on an estate of marsh, pasture and farmland bordering the River Ant. Built at the turn of the last century by prominent Norwich architect Edward Boardman who had strong connections to the village. Initially intended as a country retreat, it was extended during the First World War to become the family's home. How Hill House is now run by the How Hill Trust as an Environmental Educational Centre for school children and young people.

Ludham played an active part in World War II. The airfield in the north east of parish, consisting of three tarmac covered runways and ancillary buildings, became operational in 1941, as a satellite for the main fighter station at RAF Coltishall. It was allocated to the USAF three years later, although never used by them, the year after was transferred to the Admiralty and the site closed down in 1946. A number of concrete access roads remain and the control tower and former watch tower are listed buildings, but most of the site has now returned to agricultural use and a small airstrip is still used for private flying. Ludham itself was categorised as a Category 'B' 'defended place' or nodal point, and in 1939, an army camp was built in the village, between Norwich Road and School Road. The Motor Transport Section was in the Manor Grounds (in the conservation area) and a motor vehicle repair shed remains there. The site of the army camp is now the residential area of Laurels Crescent, School Road and Willow Way. Ludham Bridge was identified as a strategic river crossing and was well defended with gun emplacements, anti-tank defences and pill boxes, including the drainage mill north of Ludham Bridge which was converted into a two storey pill box.

In 1954 a movie, Conflict of Wings was filmed in Ludham, the story set in a Norfolk country village where the locals decide to fight against a proposal to build a rocket range on a bird sanctuary.

One of the more eccentric features of Ludham in the 1950s and 60s was the Manor Bird Sanctuary in the Ludham Manor gardens. Accessed off Horsefen Road via bridge over a dyke, it was a popular early 'visitor attraction' with a Fairy Garden containing a collection of stone animals, model flowers, toy tea parties, wishing wells and other eccentricities, before the trail led to the tea rooms at the Manor where some exotic birds were kept. Sadly all this is long gone and the former sunken garden is now a lake.

The area has a number of literary and artistic connections, including the artist Edward Seago (1910 – 1974), who for many years lived at The Dutch House in Staithe Road, Ludham.

The most noticeable change to the village is the new housing built in the 20th century. Most of this is on the north and west fringes of the village, including on land that was occupied by

the WWII camp. Latchmoor Park and Pikes Nursery (outside the conservation area) were developed later in the century, the latter based on sketch designs by a resident local artist.

The local rivers, Womack Water and the staites have been a constant influence on the life of the village and there is a long history of boat building and maintenance in the area. The upsurge of tourism in the whole of the Broads area during the latter part of the 19th century and early 20th century, saw Ludham adapt to cater for the visitor trade. In the 1930s Percy Hunter and his two sons established a boatyard, building and hiring cabin yachts on Womack Water. This was the start of the well-known Hunter hire fleet of vintage, wooden, half-deckers (*day boats*) and cruisers. The yard subsequently became an education centre and then a Trust which still hires out boats. The boats and boatyard are much loved reminders of the heyday of boating on the Broads.

By the 1940s the use of wherries on the waterways was in decline, as they were unable to compete with improving links to the surrounding countryside via rail and road. Many wherries were lost and the Norfolk Wherry Trust was set up to preserve part of this great tradition. The Trust purchased the Wherry Albion, initially to be used as a trading vessel and although this proved to be uneconomic, Albion is still a well-known sight on local rivers as it is hired out by the Trust for group trips. In the 1980s, a permanent home for Albion and the Trust was set up at Womack Water with the digging out and building of a new wherry base.

Swallowtail Boatyard also on Womack Water, hires, builds and restores sailing craft and provides chandlery stores to boaters.

In the mid 20th century, improved facilities for visitors were built at Womack Staithe, as the tourist trade increased and it is now a vibrant centre for visiting hire boats.

Road improvements carried out in the mid to late 20th century have had an effect on the character of the village. These include the widening of Norwich Road and the widening and straightening of Yarmouth Road at its junction with the High Street (Bakers Arms Green) and Horsefen Road (Pit Corner).

Spatial and Character Analysis

Landscape character

The land around Ludham has two distinct characters. In the Broads Authority area to the south of the conservation area, Womack Water occupies a minor tributary of the River Thurne, incised through the adjacent upland towards Ludham village. Small to medium scale grazing marshes link to the gently sloping valley sides and a fringe of carr woodland provides a sense of enclosure. Views into the settlement from the south are limited by tree cover around Womack Water, along Horsefen Road and surrounding Ludham Manor.

On the uplands to the north, west and east of the conservation area, the topography is flat with little change in levels and a moderately open character, particularly around the former Ludham air field. This fertile agricultural land is predominantly in arable use with some fields

delineated by hedges and some by ditches, which add to the open character of the area. On some minor roads, trees grown up from earlier hedgerows are prominent in the landscape and tree cover in the built up area and on the fringes of the Broads area give a perception of enclosure.

Views into the village are generally restricted by tree and hedgerow cover and surprisingly the church does not play a prominent part in announcing the settlement. The village is most visible from the level more open countryside looking eastward along Norwich Road with glimpses of the church tower possible amongst the trees, but from the east (Yarmouth Road) 20th century development is the first indication of the village. From the south along Staithe Road, the historic farm settlements of Hall Common Farm and Manor Farm are the first indication of the village. From the water individual waterside properties along Womack Water can be seen but the main village is obscured by tree cover.

Overview of streets and development

Character Area 1: The Village Centre

The crossing of the main Norwich to Yarmouth road (A1062) running roughly east to west and two more minor roads, the High Street leading north to Catfield and Staithe Road running south to marshy land beside the River Thurne, form the historic village centre. The majority of the later development of the village is to the north of the crossroads. The buildings around the crossroads are mainly two storeys with the focal point being the churchyard, bounded by a flint and brick wall and the Church of St Catherine, in the south east quartile.

Norwich Road and Yarmouth Road are offset from the crossing point, forming a pronounced 'S' bend in the main road. The resulting space is an irregular shaped 'square'. It is dominated by traffic and at a later date it might be beneficial to consider some form of re-surfacing, not only to slow the pace of vehicles but also to add emphasis to the relationship of the centre of the village to the Church and churchyard which is an important open space in this part of the village.

The roads forming the crossroads have differing characters – Norwich Road provides a fairly straight entrance to the village, somewhat open on the south, but buildings on the north side hug the road with the Public House on the corner providing an end stop before the road turns northwards to the wider thoroughfare of the High Street. The entrance to Staithe Road at Stocks Hill is visually confined by buildings on both sides and that to Yarmouth Road flanked by buildings on the south and the open space of Bakers Arms Green.

Buildings in the western part of Staithe Road and opposite the church on Norwich Road are built hard onto the roadside emphasising the open space of the churchyard. Historically the commercial centre of the village, the majority of the buildings are now in residential use, although there are still a number of shops in this part of the village.

Norwich Road

Approaching Ludham from the west, the first buildings in the conservation area boundary area are pair of cottages and a villa, all dating from the 19th century and rendered under slate roofs. Opposite, on the south of the road, Heronway is a 20th century house designed with reference to the Arts and Crafts style and beyond a view of St Catherine's Church opens up with a backdrop of trees on Staithe Road.

The church is impressive and given greater prominence as it is set back from the road within the green space of the churchyard dotted with trees and light coloured gravestones. The brightly painted clock on the north face of the tower is a prominent feature.

Beside the church, the Arts and Crafts Church Rooms is a prominent building, being brought closer to the road than originally planned when the road was widened in the 1960s. On the opposite side of the road, rows of cottages and detached houses are set back from the road behind gardens, in the case of the Old Vicarage a substantial garden bounded by a 19th century brick wall topped by clay coping stones. Nearer to the centre of the village some of the buildings are built 'end' on to the road, possibly following an earlier street pattern. The Limes, Fern Cottage and Redcott are good examples. Adjacent is Church View, an early 19th century pair of cottages, of an unusual design for the area as the front doors are raised up above a semi-basement with delicate cast iron railings to separate them from the street. A row of thatched and whitewashed cottages opposite the Church, date from the 17th century and are listed. Part of them once housed a saddler and then a hardware store, the end part of the row is now the Alfresco Tea Rooms.

High Street and Catfield Road

The Kings Arms Pub turns the corner from Norwich Road to the High Street, its main facade facing Yarmouth Road is prominent when approaching the village centre from the south. At the start of the High Street the road appears to have a generous width, but this is largely due to former front gardens being absorbed into the space (for example in front of Throwers shop) and the wide entrance to the pub car park. The streetscape here would benefit from restoring a sense of enclosure by, for example, narrowing the car park entrance to the public house with appropriately designed walls or fences. Trees further down the High Street and in Catfield Road fringe the northwards view.

Buildings at the beginning of the west side of the road are built close to the carriageway, the line markings indicating the former shallow front gardens. The garage forecourt interrupts this enclosure of the street, after which a row of three cottages and West Terrace are again at the side of the road. The scale of the buildings is generally modest, a mixture of two and single storey with the single span garage building built gable end to the road a prominent building. The building facades are generally colour washed render with the single storey Wendy House a notable exception being built of local red brick with a hipped pantile roof.

On the east side of the street, a red post box and traditional red telephone box are noticeable beside Throwers Village Store, which occupies a 19th century red brick building

with a pantile roof, possibly a former house or pair of houses. The building, with its 20th century shopfronts, is in a conspicuous position on the crossroads, and soft landscaping against the north wall of the shop extension could soften the carpark entrance. Beyond The Village Stores, a row of one and two storey late 20th century houses are set back behind gardens, the majority enclosed by neatly clipped hedges. The trees in the gardens of The Firs, a well preserved mid 19th century house, make a positive contribution to the street scene as do the high quality railings and gates around the garden.

At the junction with School Road/ Malthouse Lane the road becomes Catfield Road. The early 19th century Albury House on the corner of Malthouse Lane retains many of its original features. Holly House and The Croft are in a similar style and materials of local red brick and clay roof tiles, beyond which is the conservation area boundary. Hedges and trees hint at the countryside to the north.

On the west side of Catfield Road at the junction with School Lane, The Stores is a listed building dating from the early 18th century. It is built of colour washed render with a thatched roof and retains examples of the original design of timber gutters. It was known by several names, as Town Farm in the 19th century, The Stores from early 20th century and often referred to as Cook's Corner and is now divided into several dwellings, each with its own name. The mid 19th century Ludham Methodist Church is of different style and materials to any other building in the village. Built gable onto the road, it is faced with fine squared flint, the door and elegant tall, leaded windows trimmed with red brick. It also has a good set of iron railings with intricate tops. A footway, verge, hedge and trees beside the school play area marks the end of the proposed extension to the conservation area.

School Road

The School and attached School House were built in the latter part of the 19th century of red brick with stone dressings and fish scale and plain slate roof. The iron entrance gates are flanked by red brick piers with decorative stone cappings and the front boundary wall is constructed with un-knapped field flints and a hog's back red brick coping. The District Nurses House was built in the mid 20th century shortly after the inception of the National Health Service when free health care was being taken out into the community and in particular to rural areas. They were often of a generic design, usually contained a consulting room and living accommodation for one or two nurses and were often built on a corner 'to be easily found'. Children's health was of a particular concern in this post war period, hence the position of this house adjacent to the School.

Proposed extension of the conservation area boundary – North Norfolk District Council area (Area 1)

The current conservation area boundary finishes at the rear of The Stores on the north side of School Road. It is proposed to extend the conservation area boundary to include the School and the former house of the District Nurse as they are significant buildings in

the social development and history of the village. They also reflect important welfare changes in the wider community and society.

The opposite side of School Road is already in the conservation area and includes a 19th century red brick single storey building which was once occupied by a blacksmith's until just after the last war, some villagers still refer to it as being 'The Old Forge'. It has also had a previous use as a farriers shop but currently houses workshops.

Malthouse Lane

At the crossroads with the High Street and School Lane the west part of Malthouse Lane is within the conservation area boundary. A low level thatched cottage is noticeable on the bend of this narrow lane.

Yarmouth Road

Proposed amendment to the conservation area boundary – North Norfolk District Council area. (Area 1)

The current conservation area boundary includes part of Yarmouth Road and part of Latchmoor Lane, the latter area being an open field at the time of the original designation. It is proposed that boundary is adjusted to exclude the houses in Latchmoor Park, as whilst a pleasant late 20th century development, it is not considered to have the special historic quality to be included in the conservation area.

The entrance to Yarmouth Road from the High Street is flanked by trees on one side and buildings on the other. On the North side, a pleasant green area containing the village sign, seats, a Millennium sculpture and village information board, is given more emphasis by the mature trees behind. Known as Bakers Arms Green, this area was formed when the Baker Arms Public House was demolished to enable the widening of the road in the mid 20th century. Beyond the green the road is enclosed by the gable of a red brick cottage and Rose Cottage, which is thatched and rendered and dates from the latter part of the 17th century.

The south side of the road is enclosed by a range of thatched houses and former shops built parallel to the road behind a narrow footway. Dating from the mid 18th century, Nos 1 – 5 Yarmouth Road are listed and retain many of their original casement windows. At the end of this row, Manor Whin was another former public house. Beyond, Rose House is differently orientated, being built side onto the road with a prominent asymmetrical gable of local red brick. Extensive tree cover in the grounds of Ludham Manor line the remainder of this side of the road until its junction with Horsefen Road.

Character Area 2: Horsefen Road

A prominent oak tree at Pitt Corner, marks the entrance to Horsefen Road from Yarmouth Road. The tree is surrounded by a timber seat, The Mardling Seat that replaced an earlier seat of the same name at the entrance to the former Ludham Manor Bird sanctuary and Fairy Garden. Opposite, a pair of late 20th century houses designed to reflect the local

vernacular, sit on a triangular piece of land formed as a result of improvements to the road junction in the mid 20th century.

Horsefen Road, leading down to Womack Water, is rural in character and lined with trees along much of its length. The lack of footpaths next to the carriageway adds to its rural feel and the extensive and thickly wooded grounds of Ludham Manor on the west side make an important contribution to the character of the conservation area.

Historically, with easy access to the Staithe, this was a working area and farmsteads (such as Beeches Farmhouse and Barn) cottages and malthouse buildings remain, many of them now converted to dwellings. These use the traditional materials of render or local red brick under thatched or pantiled roofs.

As the road curves eastwards, a view of Womack Water opens up at Womack Staithe in contrast to the earlier enclosure of the road by buildings and trees. This is a popular area and important to the village, with mooring for boats. Used all the year round, but particularly busy and vibrant in the summer months, parking for cars, a pleasant grassed area with trees with seats and small shops provide facilities for visitors by road and water. The shops are housed in a late 20th century building which, whilst constructed of the locally found materials of red brick and flints with a steeply pitched pantile roof, is domestic in appearance. However, the environs might be improved if the car parking areas were resurfaced with a sympathetic material and some carefully positioned landscape improvements included to soften the effect of the number of cars using the area. There are views across Womack Water to the tree lined bank opposite. The public toilets and waste and recycling area are discreetly positioned to the east of The Staithe behind three Ivy covered tree stumps on the road side. These might be better replaced with a continuous low hedge of an indigenous species or sympathetic fencing.

After the Staithe, the road continues to curve east and south, roughly following the line of Womack Water. Hedges and individual trees fringe the road with open arable fields to the north giving views to gently rising ground. On the south side of the road, the water largely disappears from view behind first a small boatyard, an informally sited group of timber holiday chalets and then individual houses. These vary in size, from 19th century cottages, such as Fenside and Holland Cottage, which tend to be built close the road, to larger 20th century houses set nearer the water in large gardens. Trees, drainage dykes and boathouses add to the character of this watery landscape. The open gardens of some of the larger properties interrupt the largely rural character of the road.

At the easternmost end of the road, distinctive low wide span single storey buildings of two boatyards, evidence the continued tradition of boat building in the area. The first one, Swallowtail Boatyard, constructed in the 20th century, is traditional in design and clad in traditional timber boarding. Then, 1980s boatsheds house the Norfolk Wherry Trust, the base for the Wherry Albion, the last trading wherry on the Broads. Adjacent, the buildings of Hunters Yard, are also clad in timber, and are largely as they were built in the 1930s.

Also on that site is a building that was constructed by the Broads Authority in 1993 as a field base for their operations. Its style reflects that of local boatyards, but with an upper level room providing wide views across the Thurne valley and Horsefen marshes. The building was decommissioned by the Broads Authority in 2017. It is now used as a boatyard.

The activities of the boatyards with their mooring basins, the waterside houses and Womack Staithe are more visible from Womack Water than from Horsefen Road. These are all in contrast to the quiet and natural character of the alder carr woodland on the south west bank. The head of Womack Water is at Staithe House in Staithe Road.

Woodlands, a well preserved, detached 19th century cottage of red brick with a pantile roof stands at the end of Horsfen Road. Beside the cottage the road reverts to a track (Marsh Wall) allowing open views across Horse Fen marshes and Womack Water Drainage Mill.

Proposed extension to the conservation area boundary – North Norfolk District Council area. (Area 2)

It is proposed to amend the conservation area boundary at the end of Horsefen Road to include a property named Woodlands. Woodlands is a remnant of historic development in the area and is prominent where the road finishes.

Character Area 3: Staithe Road and part of Cold Harbour Road

The beginning of Staithe Road at Stocks Hill is enclosed by houses built near the road on both sides. The houses on the west side are of differing sizes and styles, but form an attractive group that includes The Old Post Office, Sunnyside, Manor Gates and The Town House. On the east side, two storey houses form an almost continuous row. Although similar in style they are of a variety of ages, unified by the use of red or colour washed brick with a mixture of red and black pantliles.

After the closely-built buildings of the village centre, Staithe Road is relatively straight and becomes progressively more rural in character as it progresses through level countryside. The extensive wooded area in the grounds of Ludham Manor and the trees around Ludham Staithe in the grounds of Staithe House, restrict views from the road to the east. The Staithe at the head of Womack Water, and the drain feeding into it from the west are not immediately obvious, although they are marked by a low white painted post and rail fence. The metal finger post showing the profile of a duck and 'crossing' on the opposite side of the road is an attractive and idiosyncratic feature.

Development on the remainder of Staithe Road is domestic in nature, the houses mostly detached, and widely spaced in medium to large gardens. Those built in the 20th century are, for the most part, on the west side of the road, and although enclosed by hedges on the road side have an open feel allowing glimpsed views across the drained landscape and open fields.

The earlier development is mainly to the east, a mixture of farmsteads, former workers cottages and detached houses, the road intermittently bounded by red brick walls or farm buildings and with many trees.

Some of the earliest buildings in the village are on this road such as The Dutch House, home of the artist Edward Seago, and Hall Common Farmhouse, both of which are listed. They both date from around 1700, and are built of local red brick and curved 'dutch' gables, with Hall Common Farmhouse being thatched. A good red brick wall with a hog's back coping and intricate metal gate separates The Dutch House from the road. Other buildings of note are the 19th century Staithe House and the group buildings on the corner of Lover's Lane of Manor Farm and St Bennett's Farm and the cottage, The Mowle. Many of the earlier buildings have thatched roofs.

Due to the accessibility to Womack Water, the area gained popularity in the early 20th century, and Holm Mere stands out, not only for its position directly on the roadside, but also for its 'neo-Tudor' style when an earlier small cottage was extended in the 1930's.

Behind the properties on the east side of the road, the area of land between Staithe Road and Womack Water is low lying marshland and alder carr woodland contributing to the character and setting of the settlement.

Proposed alteration to the conservation area boundary – Broads Authority area. (Area 3)

Staithe Road becomes Cold Harbour Road at the junction of Hall Common Road. The last building in the current conservation boundary is Hall Common Cottage. It is proposed to amend the boundary to exclude an area of farmland behind Hall Common Cottage, although retaining a strip of the field adjacent to the road. It is proposed to extend the boundary to include the adjacent St Benet's Cottage as part of the historic development of the settlement and the part of the field being retained between the two buildings is characteristic of this part of the village where development becomes more sporadic.

Proposed amendment to the conservation area boundary – North Norfolk District Council area. (Area 3)

Area of land - Lover's Lane to Norwich Road. The original conservation area boundary included farmland to the south of Lover's Lane and between Lover's Lane and Norwich Road. It is proposed that the boundary be amended to exclude these parcels of land as they do not directly relate to the historic development of the village and have no architectural or historic interest. The new boundary would include the wooded area and dyke.

Architectural styles and development

There is a range of architectural styles and a variety of materials in the conservation area, largely related to age and location.

Buildings in the village are, on the whole domestic in scale, often of two storeys. Some earlier buildings are of 1½ storeys utilising the roof space for living accommodation, often with rendered walls under steeply pitched roofs thatched in water reed, demonstrating the use of historically locally available materials. The number of buildings retaining their thatched roofs is a feature of the conservation area. Walls of locally produced red brick are found on historic buildings, with clay pantiles being the most common roof finish, slates being confined to a few buildings of the 19th century. It is notable that the early brickwork on some buildings has been either painted or rendered over during 20th century alterations.

A number of houses were built in the village in the 20th century, some more successful at integrating with the character of the village than others. The main differences between earlier buildings in the village and those constructed in the 20th century are their larger scale, as standards of construction and expectations have changed, and their siting in relation to the road due to increased car ownership. Later houses tend to be set back from the road behind parking areas in contrast to the tightly knit streetscape in the earlier part of the village. However, the majority of the 20th century houses are grouped together, away from the historic part of the village, although there is some infill development, which in the main respects the historic building lines.

Boundary treatments, hedges and trees

Property boundaries in the conservation area are treated in a variety of different ways. Houses, cottages and shops often enclose the highway, particularly in the village centre, and elsewhere farm buildings and out buildings are built onto the road such as those at Staithe House, Hall Common Farm and Manor Farm on Staithe Road and the former maltings on Horsefen Road.

Garden walls are important elements in the village, particularly if they have surviving historic decorative brickwork or traditional copings. Almost exclusively in local red brick, examples include those in front of the Old Vicarage in Norwich Road, the School in School Road, and Hall Common Farmhouse and The Dutch House in Staithe Road, the latter with an elaborate metal gate. Later walls can also make a contribution such as the flint and brick churchyard wall and the curved walls to the gate to Ludham Manor on Yarmouth Road.

There are good examples of metal (historically cast or wrought iron) railings, especially in the village centre. Of particular note are those in front of Church View, Norwich Road, the Methodist Church in Catfield Road and The Firs in the High Street which retains two intricately worked gates and unusual gate piers in the same material.

These boundaries on public thoroughfares make a particular contribution to make to the street scene.

Hedges to gardens are found throughout the conservation area, but are more evident on the rural Staithe Road and Horsefen Roads. These are most successful when indigenous species are used to compliment the local vernacular. In the more agricultural areas of the settlement, field hedges enclose the road, often emphasised by individual trees that have grown up from earlier hedgerows. This is most noticeable on Horsefen Road and Staithe Road.

Trees make a large contribution to the character of the conservation area, both individually and in groups. Naturally there are fewer trees in the closely knit village centre than in other areas, but trees on the fringes of the village give a backdrop to views and vistas out of the centre. Important groups of trees include those along Yarmouth Road, Horsefen Road, Staithe Road, in the grounds around Ludham Manor and the alder carr woodland on the east side of Womack Water.

Open spaces and public realm

The principal public open space in the village is the Churchyard. This large grassed space punctuated by gravestones, memorials and both deciduous and evergreen trees, is important in providing a setting for St Catherine's Church.

The churchyard sits at the south west corner of the meeting of the roads in the village centre. As mentioned earlier in this document, changes in surface treatments and some highway re-alignment could make this area a more attractive focus for the village centre. The ad hoc parking arrangements at present can mean that this area feels rather dominated by cars.

The other major open space is the area adjacent to Womack Staithe. The grassed area with trees and picnic facilities provides an appropriate 'edge' to Womack Water successfully integrating a number of car parking spaces. Whilst performing a slightly different function, the area of parking in front of the shops could benefit from a redesign to soften the effect of the number of vehicles using the area. To improve visitor and local knowledge of the staithe and the facilities and services available, the site would benefit from an appropriately designed directional sign positioned at the top of Horsefen Road.

Two smaller green areas, Bakers Arms Green on Yarmouth Road and Pit Corner on Horsefen Road were formed after the roads were widened and realigned. They both make a contribution to the character of this part of the conservation area.

Generally there are no footways adjacent to the highway in the village. This is a noticeable feature which greatly contributes to the rural character of the village. There are some footways in the settlement, but these tend to be adjacent to 20th century development or as a result of highway improvements.

Issues, pressures and opportunities for enhancements

Generally the buildings and gardens in the conservation area are well maintained and there are no structures that would qualify to be on the Buildings at Risk Register.

The special character of conservation areas can easily be eroded by seemingly minor, and well intentioned home improvements such as the insertion of replacement windows and doors with ones of an inappropriate design or material, (for example hinged opening lights in lieu of sash windows and UPVC instead of painted timber). There is evidence of this in Ludham conservation area. This can be a particular issue with unlisted buildings that have been identified as contributing to the character of the Conservation Area. In line with current legislation, all complete window replacements are required to achieve minimum insulation values, but recognising the affect that inappropriate replacements can have, Local Authorities can relax that requirement when considering the restoration or conversion of certain buildings within conservation areas, and advice should be sought from the Local Authority at an early stage.

Boundaries on public thoroughfares make a particular contribution to the street scene and Ludham has many good examples of railings and brick walls. Close boarded fencing is often used and this can be successful if sensitively designed, but can depend on its height and position and concrete posts and concrete gravel boards should be avoided. The loss of front garden boundaries to provide off-street parking can also erode the special character of streets.

National and local planning policies aim to protect the character of conservation areas through limiting or controlling future development. The character of the area could easily be eroded by loss of open space and the construction of properties that are out of scale with the existing.

The character of the riverside can be diminished by the replacement of the natural bank edge and vegetation with quay heading. This can lead to the urbanisation of the river and building owners with water frontage properties should consider this when planning work to the river bank.

Management and Enhancement Proposals

- Consider changes in road surface materials at the crossroads in the village centre to improve aesthetics and consider new surface treatments to better define the public realm.
- Consider measures for parking rationalisation so the crossroads do not feel car dominated
- Consider narrowing the King's Arms car park entrance to increase the sense of enclosure to the High Street
- Consider planting to north wall of the village Stores shop extension to soften the car park entrance, making sure that there is no obstruction to access and parking. Climbers growing up the side of the extension may be the most appropriate form of planting

- Consider carefully positioned landscape improvements to soften the parking in front of the shops at Womack Staithe
- Consider an appropriately designed directional sign at the top of Horsefen Road making people aware of the existence of Womack Staithe and the facilities and services available

Changes to the conservation area boundary

The proposed boundary is illustrated on the attached map (Appendix 5). It includes the following amendments to the original conservation area boundary.

No.	Proposed Amendments to Boundary	Reasons
A	North Norfolk D C area School Road/Catfield Road	Include School, school ground and the former District Nurses' house as important to the social development and the history of the village
B	North Norfolk D C area Latchmoor Park	Exclude as 20 th century development of insufficient historic interest for the conservation area
C	North Norfolk D C area East of Horsefen Road	Addition of Woodlands cottage at the end of Horsefen Road
D	Broads Authority area Field to the east of Staithe Road/Cold Harbour Road	Exclude most of this farmland as it is not directly related to the historic development of the village. Retain a strip in the conservation area between the buildings along the street frontage as this 'gap' site is characteristic of the more sporadic nature of development in this part of the village.
E	Broads Authority area St Benet's cottage	Include St Benet's cottage as part of the historic development of the village.
F	North Norfolk D C area Fields to south and north of Lover's Lane and south of Norwich Road	Exclude as farmland not directly related to the historic development of the village

Public Consultation

Consultation with interested parties and organisations was carried out. A joint consultation exercise was undertaken with North Norfolk District Council as the proposed conservation area boundaries include land in both planning authority areas as defined on the maps included in the character appraisals. A leaflet was delivered to all residents and businesses within the conservation area boundary and within proposed amended areas, site notices were erected, advertisements placed in the Parish Newsletter, and copies of the appraisal documents were made available both online and in hard copy format in the Broads Authority offices. The leaflet included a comments section and consultees were also able to comment online and via email. Officers were available to answer queries by telephone, letter or e-mail.

A public exhibition was due to be held on Saturday 21 March 2020, at the St Catherine's Church Rooms, Ludham. Unfortunately the public exhibition was cancelled due to the government restrictions imposed surrounding Covid-19.

The document and consultation responses were presented on the 26th June 2020 to the Broads Authority's Heritage Asset Review Group (HARG) who were supportive of it.

Sources and references

Whites Directory 1845, 1854 & 1883

Kelly's Directory of Cambridgeshire, Norfolk and Suffolk 1883

Understanding Place – Historic Area Assessments Historic, Historic England 2017

Heritage Counts. Historic England 2018

Historic England Advice Note 1 (Conservation area appraisal, designation and management) 2019

National Planning Policy Framework. Ministry of Communities, Housing and Local Government

The Buildings of England, Norfolk 1: Norwich and North-East, Nikolaus Pevsner

The Norfolk Broads, A Landscape History, Tom Williamson and Bill Wilson

The Norfolk We Live In, Various. 1975

Norwich and its Region, Various. 1961

Landscape Character Assessment, North Norfolk, 2009

Broads Landscape Character Assessment, 2006

www.norfolk Mills.co.uk

Norfolk Historic Environment Record

Ludham Village Archive

Historic Map Explorer, Norfolk County Council: <http://www.historic-maps.norfolk.gov.uk/mapexplorer/>

Appendix 1 – Listed buildings (grade II unless stated otherwise)

Broads Authority Executive area

Hall Common Farmhouse, Staithe Road

The Dutch House, Staithe Road

1 – 5 Yarmouth Road

North Norfolk District Council area

Saddlers Shop with Cottage adjoining to the west, Norwich Road

Church View, Norwich Road

Church of St Catherine (Grade I), Norwich Road

F.H. Chambers memorial, approx. 50 m SW of south porch of Church of St Catherine,
Norwich Road

Ludham War Memorial Cross

The Stores, High Street/Catfield Road

Appendix 2 – Unlisted buildings that make a positive contribution to the character of Ludham conservation area

Whilst the following buildings, boundary walls and railings within the present and proposed conservation area do not merit full statutory protection, they are considered to be of local architectural or historic interest, and every effort should be made to maintain their contribution to the character of the conservation area.

Broads Authority Executive area Yarmouth Road (south side)

Rose House

Former Motor Repair Shed in grounds of Ludham Manor

Stocks Hill/Staithe Road (east side)

Crown House and outbuildings behind Butchers Shop (1 High Street) and outbuildings behind 1 – 5 Stocks Hill/Staithe Road

Ludham Manor, outbuildings and WWII vehicle repair shed

Staithe House, outbuildings and boundary walls

Flint and Brick wall in grounds of Staithe House

Barn Owl Cottage

Holm Mere

The Mowle & metal gates

Cold Harbour Road

Hall Common Cottage

St Benet's and thatched garden building

Horsefen Road (west side)

Womack House and outbuildings

Fenside and outbuildings

Boatsheds at Hunters Yard

Boatsheds at Norfolk Wherry Trust Base

North Norfolk District Council area

(Note: these to be confirmed in accordance with the criteria for locally listed buildings in the North Norfolk District Council area).

Norwich Road

1 & 2 Oulton Cottages

Lankaster

1 – 4 Alma Cottages

Stone House/Cottage

The Old Vicarage

Brick garden wall to The Old Vicarage

The Limes

Fern Cottage
Redcott
1 & 2 Church View
Flint wall to rear of Kings Arms PH
St Catherine's Church Rooms (former National School)
Flint & brick churchyard wall to St Catherine's Church

High Street (west side)

The Kings Arms Public House
Flowers by Kim
The Wendy House
Ray House, Luxem Cottage & Vale Cottage
1 – 5 West Terrace
Hollymoore Cottage

Catfield Road

Ludham Methodist Church
Albury House
Folly House

High St (east side)

K6 telephone box & post box
Throwers, 2 High St (2 storey bldg on corner)
Cats Whiskers Hair Salon
The Firs & garden railings
School Road
Ludham School
5 School Road (Former District Nurses House)
12 School Road workshop

Malthouse Lane

Sunnydene
Ashleigh
Garden Cottage

Stocks Hill/Staithe Road (west side)

The Old Post Office
Sunnyside & railings
Manor Gates, adjoining buildings and lychgate
Manor Croft
Town House
1 & 2 Rice Cottages
'Duck Crossing' sign
The White House

The Lodge
Manor Farm
St Benet's Barn

Horsefen Road (east side)

The Beeches
The Stables, The Hayloft and Beeches Farm Barns
Womack Lodge
1 – 3 Womack Cottages
Womack Residences (former maltings)
'Ducks Crossing' sign
Seven Oaks
Green Corner
Woodlands

Appendix 3 - Planning documents, policies and associated guidance

Local Plan for the Broads (Adopted 2019):

- Policy SP5: Historic Environment
- Policy DM11: Heritage Assets
- Policy DM12: Re-use of Historic Buildings
- Policy DM43: Design
- Policy DM48: Conversion of Buildings
- Policy SSMills: Drainage Mills
- Broads Authority Supporting Documents: The Landscape Character Assessment (Updated 2016)
- The Landscape Sensitivity Study for renewables and infrastructure (adopted 2012)
- Strategic Flood Risk Assessments
- Broads Authority Flood Risk SPD
- Biodiversity Enhancements Guide
- Landscape Strategy Guide
- Mooring Design Guide
- Riverbank Stabilisation Guide
- Waterside Bungalows and Chalets Guide
- Sustainability Guide
- Planning Agents information booklet
- Keeping the Broads Special
- Building at the Waterside

The North Norfolk Local Development Framework: Core Strategy and Development Management Policies (adopted 2008):

- Policy EN 8: Protecting and Enhancing the Historic Environment
- Policy EN 2: Protection and Enhancement of Landscape and Settlement Character

- Policy EN 4: Design
- Policy EC2: The Re-use of buildings in the countryside

North Norfolk District Council Supporting Documents:

- North Norfolk Design Guide (adopted 2008)
- North Norfolk Landscape Character Assessment (adopted 2009)

Please note: North Norfolk District Council are currently re-viewing all of the above documents. Local planning policies, supporting documents and guidance are updated periodically, whilst this policy and document list was relevant at the time of the writing of the report please check with the relevant Authority for updates.

Appendix 4 – Contact details and further information

The Broads Authority

Yare House

62 – 64 Thorpe Road

Norwich

NR1 1RY

Tel: 01603 610734 Website: www.broads-authority.gov.uk

North Norfolk District Council

Council Offices

Holt Road

Cromer

Norfolk

NR27 9EN Website: www.north-norfolk.gov.uk

Norfolk Historic Environment Service

Union House

Gressenhall

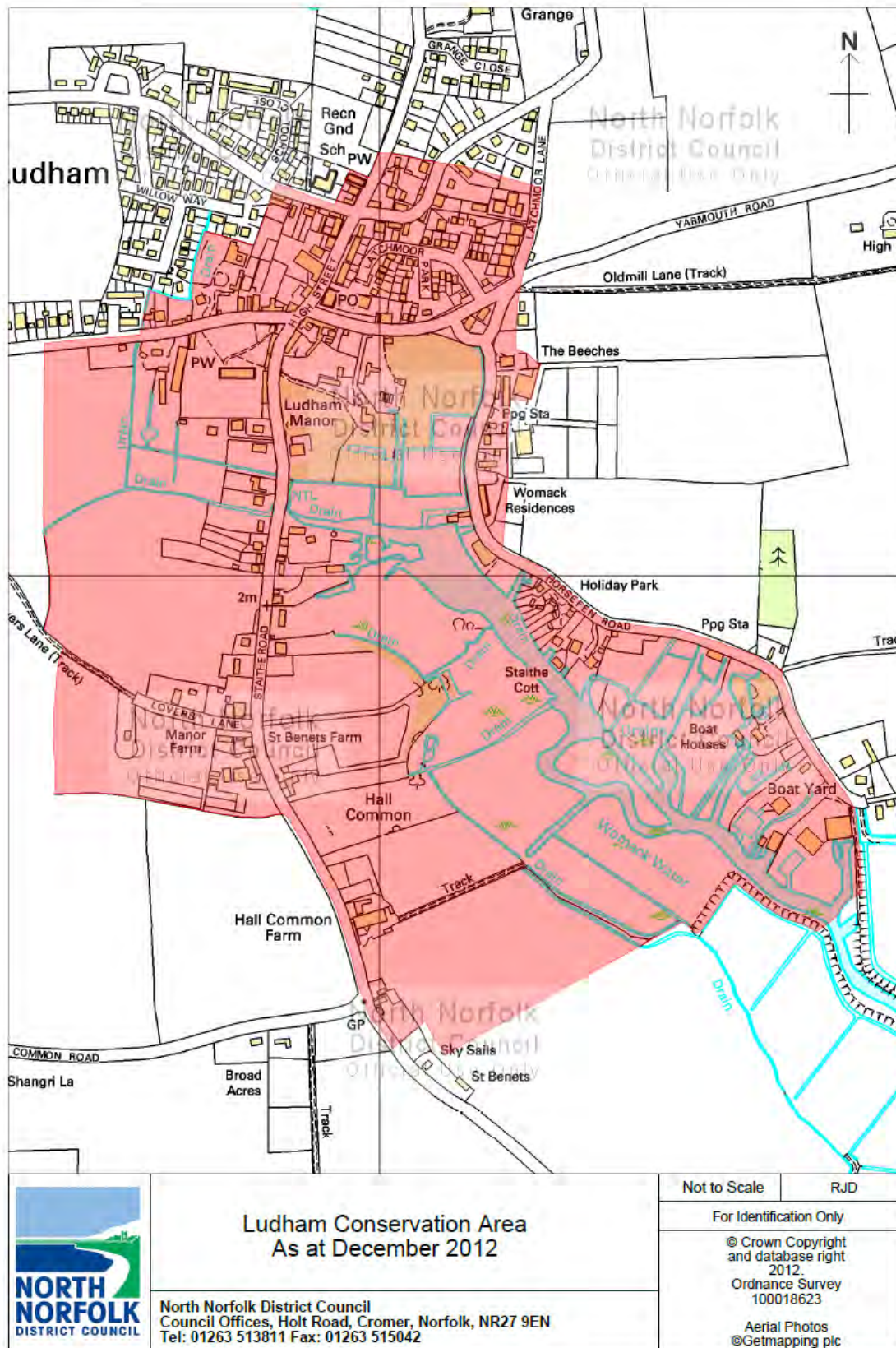
Dereham

Norfolk NR20 4DR

Tel: 01362 869280 Website: www.heritage.norfolk.gov.uk

Appendix 5 – Existing and proposed conservation area boundary

Original boundary

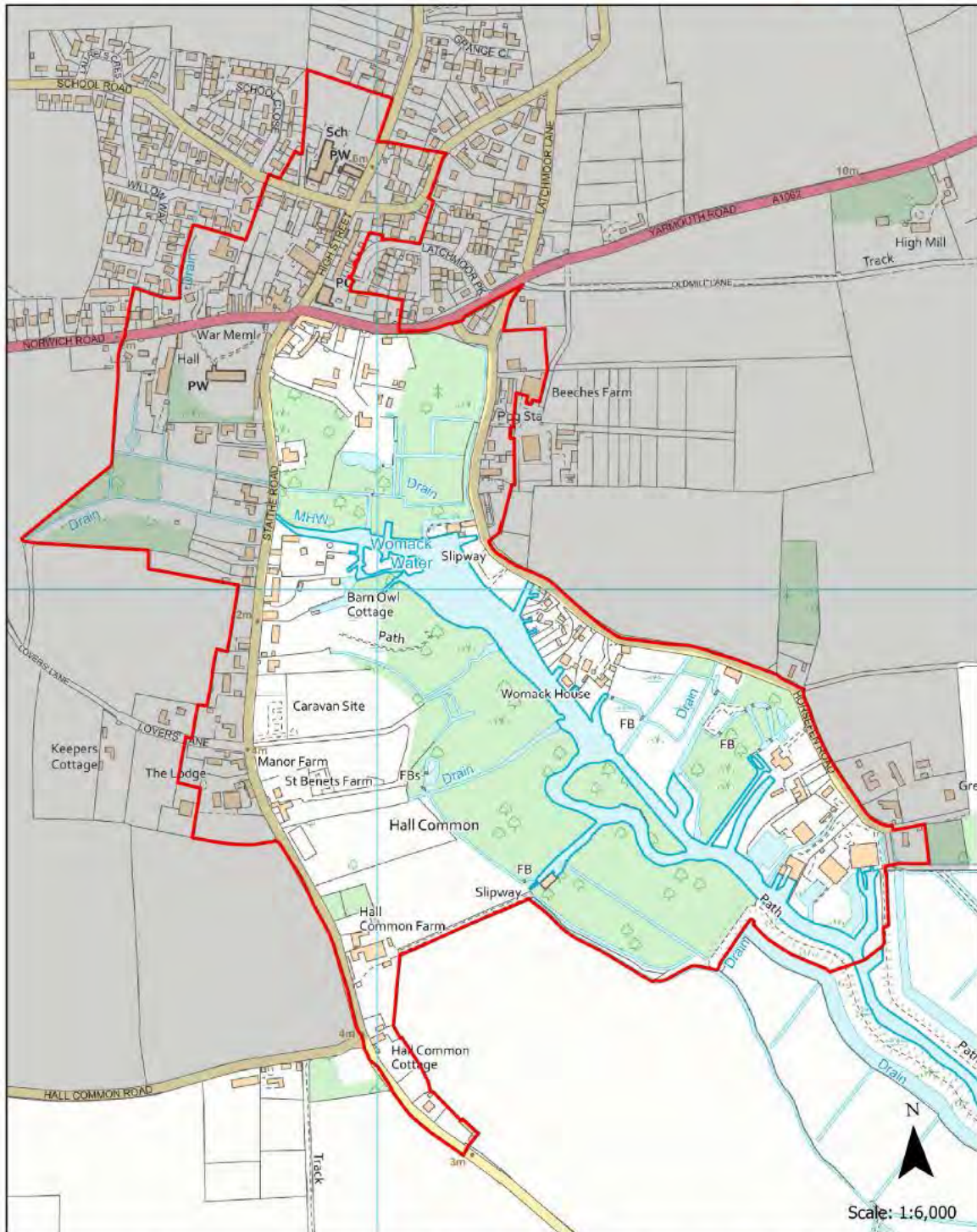


Proposed boundary

Ludham conservation area (North Norfolk)

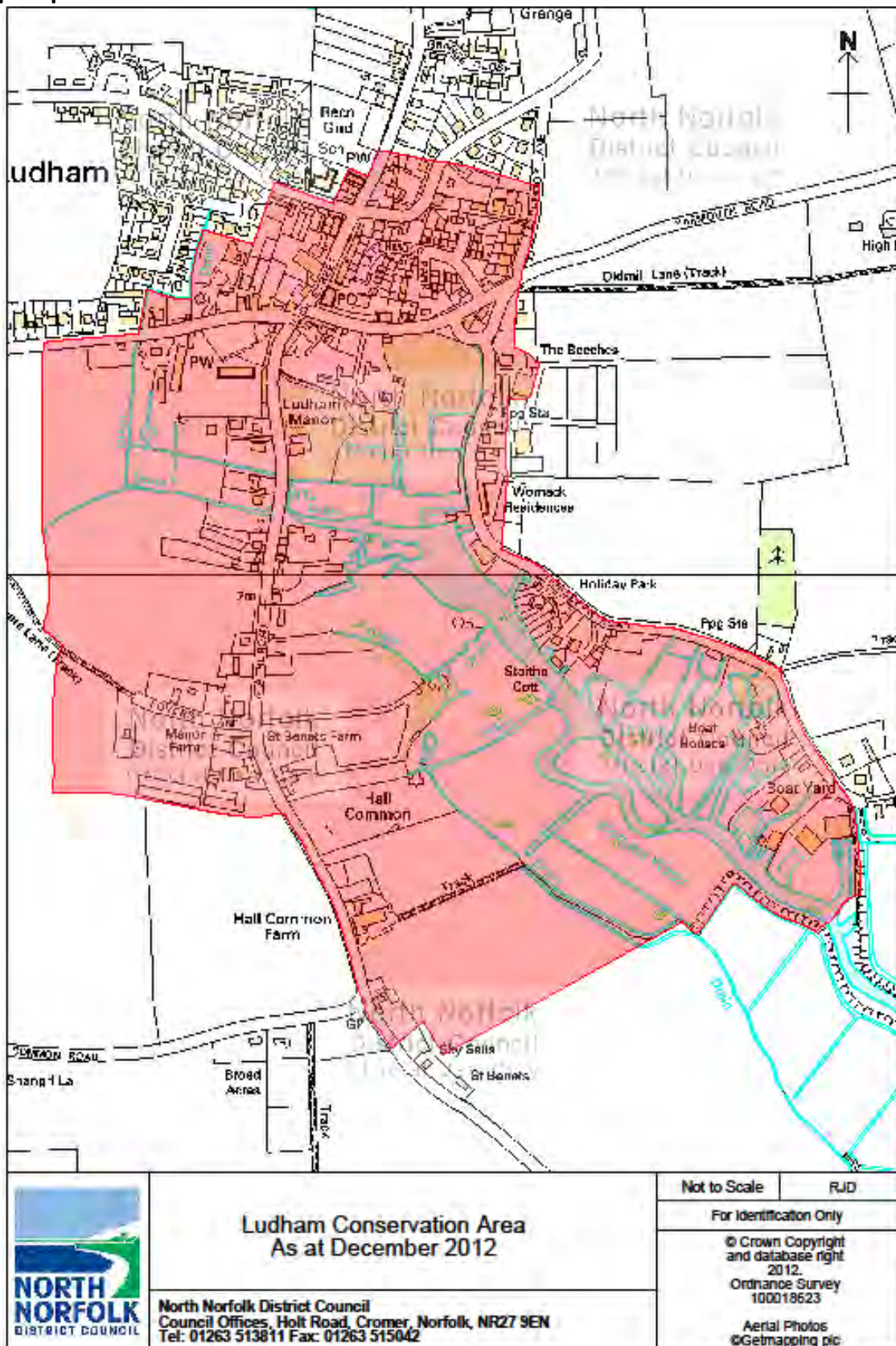
Last appraised: 2020

Outside broads area
Conservation area



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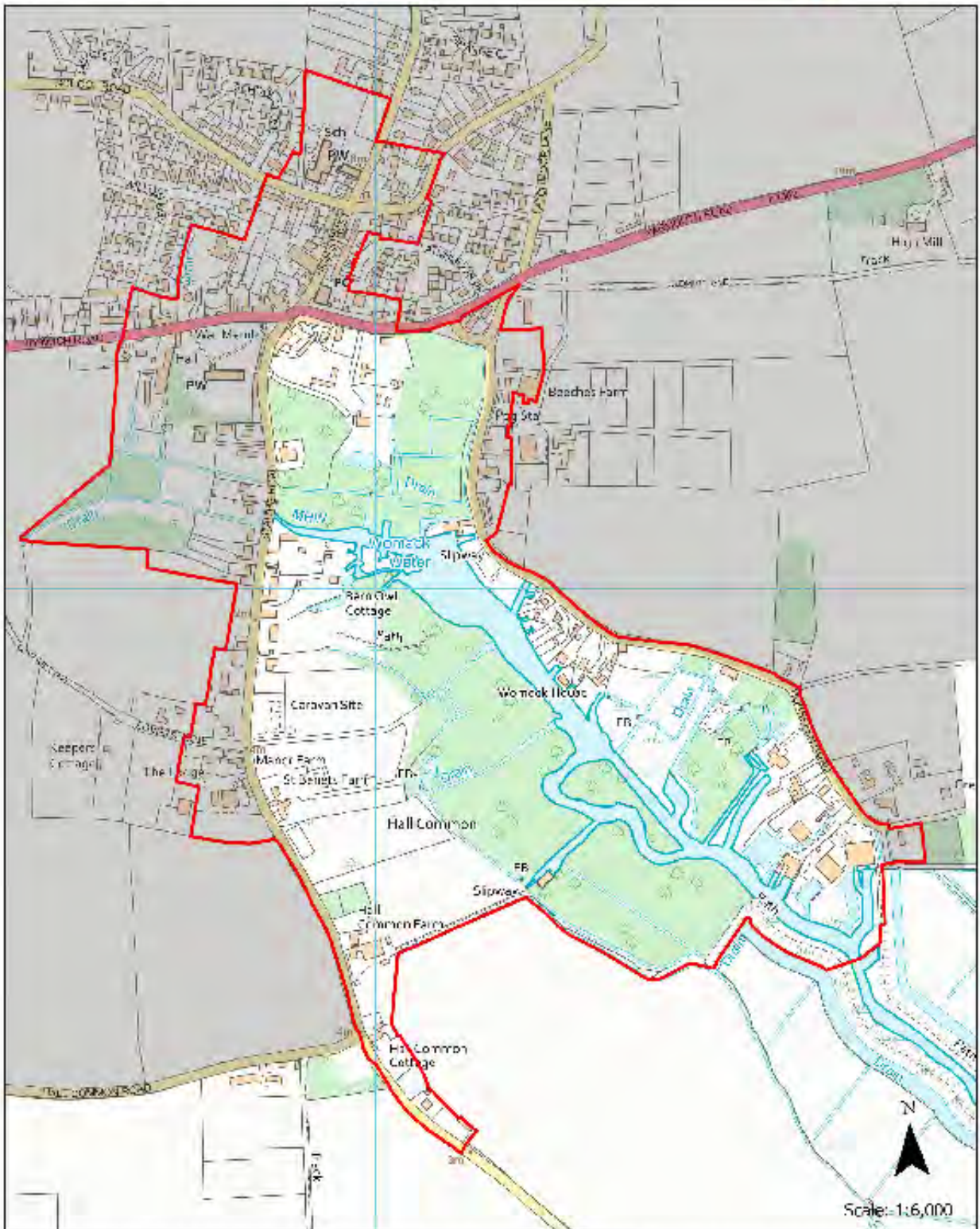
Appendix 2 – Ludham Conservation Area – existing and proposed boundaries



Ludham conservation area (North Norfolk)

Last appraised: 2020

Outside broods area
Conservation area



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Appendix 3 – Ludham Conservation Area Appraisal Consultation results

The re-appraisal was prepared in consultation with North Norfolk District Council as part of the conservation area is within their boundary.

A public exhibition was due to be held on Saturday 21 March 2020, at the St Catherine’s Church Rooms, Ludham. Unfortunately the public exhibition was cancelled due to the government restrictions imposed surrounding Covid 19. However, a leaflet was delivered to all residents and businesses within the conservation area boundary and within the proposed amended areas, site notices were erected, an advertisement placed in the Parish Newsletter, and copies of the appraisal documents were made available both online and in hard copy format which could be sent out from the Broads Authority office. The leaflet included a comments section and consultees were also able to comment online and via email. The consultation ran from Thursday 12th March and was extended from Friday 17th April to Friday 15th May 2020 to give more time for response following the Covid-19 Lockdown. We received 21 responses to the consultation as highlighted in the table below:

From	Comment	BA Response
Resident	Didn't understand what is being proposed. Also line of the conservation area appears to go through her property.	Now understands proposed changes. Boundary amended and now outside CA. No further comments. Document amended
Resident	Would like to know what extension means for development in part of garden that was previously excluded	Responded advising of changes that would apply – no further comments submitted No changes made to document
Business Owner	Would have effect on Womack Staithe. Supportive of CA document and level of information on Womack Staithe, would like to encourage more people to the area as many people do not know about the staithe -	Re-appraisal text amended accordingly regarding appropriately positioned planting and directional sign Document amended and will speak to colleagues

From	Comment	BA Response
	<p>sign at the top of the road would help, made suggestions on positioning of planting to ensure they do not obscure views to shop and pump out facilities. Carpark privately owned.</p>	<p>about signage.</p>
Resident	<p>Supportive of inclusions but not of exclusions, in particular small areas around Horsefen Road. Can't see BA being able to make improvements and highlighted an area at Ludham Manor which 'now looks like a scrap yard', supportive of zebra crossing but does not like all other improvements proposed.</p>	<p>Wrote back to resident explaining why areas are proposed to be removed, that the scrap yard in Manor House grounds - understand this is building site at present for approved scheme and once the works are complete it is expected that the site will be tidied, that there is no plan for zebra crossing at present but enhancement works in proposed village centre should slow traffic which would make crossing the road more easy.</p> <p>No changes made to document. Issue of 'scrap yard' being investigated.</p>
Resident	<p>Would have effect on The District Nurses House, School Road. Does not intend to extend or change the house so inclusion in the CA is considered to be pointless. North Norfolk can be trusted to look after the school as they have done previously. Does not want the District Nurses House to be in the CA boundary. Considers boundary should be left where it is.</p>	<p>Concerns noted however the District Nurse House is still considered to be worthy of inclusion in the CA area due to both its cultural and historic significance. Further justification for its inclusion included within re-appraisal. Whilst it is acknowledged that no changes are proposed currently, future owners may wish to alter the house.</p> <p>Document amended.</p>

From	Comment	BA Response
Resident	Would have effect on St Benet's Cottage, Cold Harbour Lane. Objects. Why are we revising the CA? Why are we including St Benet's Cottage? What implications will it have? Why are we removing the field adjacent to St Benet's Cottage? Suspicious of our motives and considers it to interfere with his family life at the property.	Responded with email answering each question. It is considered that the property is worth of inclusion given its age and local vernacular and therefore proposed to be retained in inclusion. No changes made to document.
Resident	<ol style="list-style-type: none"> 1. Complaint re: NNDC Planning Dept and proposal for site on Lover's Lane. 2. Commends the Conservation Area re-appraisal and the BA's professional planners 3. Stresses the importance of aesthetics in the village centre but not at the expense of H&S - dangerous junction from Staithe Road to main road and car parking should be restricted in village centre and at top of Staithe Road as it restricts access for emergency vehicles at present. 	<ol style="list-style-type: none"> 1. Noted 2. Noted 3. Re-appraisal text amended to help address car domination issues and parking rationalisation. Document amended.
Resident	Objection to planning application (NNDC) at the White House, Staithe Road and query as to how it can be considered to be acceptable within the conservation area.	Noted and asked NNDC to be consulted on the application. No changes made to document.
Resident	Objection to planning application (NNDC) at the White	Noted and asked NNDC to be consulted on the

From	Comment	BA Response
	House, Staithe Road and query as to how it can be considered to be acceptable within the conservation area.	application. No changes made to document.
Resident	Why is the appraisal being carried out? Why are fields being removed and will it make them more likely to be developed?	Responded explaining why the CAA is being carried out and why the fields don't meet the criteria and how it doesn't make them more likely to be developed. No changes made to document.
Resident	<ol style="list-style-type: none"> 1. Would like to see hard copies of documents. Would like to lobby strongly for an extension to the consultation deadline as there has been no public meeting and loss in time whilst everyone gets use to working from home etc. due to Covid-19 2. CA appraisal 'really very good' and appreciates amount of work involved in its preparation. 3. LPA has been derelict in regards of not providing a CAA in the 46 years since designation of the CA. Good that is happening now. 4. Unfortunate that restrictions re: Covid-19 meant cancellation of public consultation event. Appreciates that the consultation period has been extended but feels that a public event should be held as soon as is possible and the consultation 	<ol style="list-style-type: none"> 1. Documents sent and consultation extended in response to government restrictions surrounding Covid-19. 2. Noted 3. Noted 4. It is deeply regretted that the public consultation event could not take place however it is not clear when this can go ahead safely and as the amount of consultation has been undertaken in accordance with regulations then advise we continue without. 5. Re-appraisal text amended accordingly 6. Re-appraisal text amended accordingly. A site specific brief is not considered appropriate here given there are other sites of equal significance in

From	Comment	BA Response
	<p>period extended further to suit.</p> <p>5. Extension on School Road to include School and Nurses House 'entirely appropriate'. Reflect important welfare changes in wider community and village</p> <p>6. Significance of C19th workshop adjacent to 12 School Road - Blacksmith's shop. Suggests site - specific brief</p> <p>7. Could we consider extension along Catfield Road and Broad House on Malthouse Lane? Semi-detached workers cottages are characteristic of well-mannered, modest dwellings in rural Norfolk.</p> <p>8. Agree Latchmoor Park should be removed.</p> <p>9. Believes triangular island is remnant of old street pattern and should therefore be retained in CA. Also that the two houses on the island are good quality design that make reference to vernacular. Retention of existing CA controls desirable here.</p> <p>10. Agrees rationalisation of boundary to east of Horsefen Road needed, but wonders if all yard area and large barn should be included so CA boundary follows settlement boundary.</p>	<p>the village and a comprehensive approach would be better. Noted also that planning permission has been granted for demolition and redevelopment with 3 bungalows.</p> <p>7. The significance of these dwellings are borderline.</p> <p>8. Noted</p> <p>9. Do not reflect the ancient street pattern, but do form part of the history of village and the properties have some merit. Propose to retain in CA.</p> <p>10. Noted regarding rationalisation, but no strong justification for inclusion.</p> <p>11. Noted</p> <p>12. Noted</p> <p>13. Noted</p> <p>14. Agreed to make sense of the boundary here it would be beneficial to include strip of land between the two plots – map amended.</p> <p>15. Noted and understood. However, historic maps and aerial images suggest these are of late 20th Century origin, so given these allotments are not</p>

From	Comment	BA Response
	<p>11. Agrees with assessment of Woodlands and proposal to include it and that two other buildings here have been altered too significantly.</p> <p>12. Can imagine it is necessary to rationalise CA boundary next to Hunter's Dyke and Womack Dyke as proposed.</p> <p>13. Agrees not appropriate to include farmland in CA</p> <p>14. Agrees the CA should include St Benet's Cottage. Suggests a 'plot' of the field between Hall Common Cottage and Hall Common Farm should be retained in the CA to link the two rather than having a satellite area just linked by the road and to prevent development.</p> <p>15. Suggests we include allotments, last vestige of 'feudal strips for domestic food production and important feature of social history.</p> <p>16. Agrees with removal of fields but suggests boundary follows garden boundaries so retain buildings within CA.</p> <p>17. Suggests retaining plot to W of Heronway on Norwich Road within CA to control development</p> <p>18. Suggests assessing all sites within the CA (e.g.</p>	<p>historical it is not proposed for them to be included</p> <p>16. These properties are fairly modern and whilst pleasant it is not considered there is sufficient justification for retention within the CA.</p> <p>17. Noted, however, this is effectively a small field that is not considered to be appropriate to include as not sufficiently special. Should any development proposals come forward the impact on the setting of the adjoining CA would be considered.</p> <p>18. There is a list of buildings which make a positive contribution to the character of the CA in the appendix- Whilst this is a helpful reference and a technique used in some CAA, there would be concerns with highlighting negative contributors specifically given a high percentage are people's own homes. General areas for improvement have been highlighted also.</p> <p>19. Advised of current timetable</p> <p>20. Noted but as not built yet reference to workshop to be retained in appraisal</p> <p>Document amended</p>

From	Comment	BA Response
	<p>positive or negative contributors) with appropriate enhancement policies for negative sites.</p> <p>19. Keep informed of timetable for adoption</p> <p>20. Made us aware of planning permission to replace workshop on 12 School Road with 3x bungalows- Fri 14 Jun 2019- PF/19/0130</p>	
Resident	Our concern is that any narrowing of this space (behind village stores) due to planting, might cause difficulty for ourselves and delivery vehicles which may have to stop in the street.	<p>Re-appraisal text amended accordingly</p> <p>Document amended</p>
Resident	Concerns over removal of farmland from CA and thinks this would allow for development.	<p>Advised that removal doesn't impact on the development potential of the areas</p> <p>No changes made to document</p>
Facebook Comment	Why is the photo of Horning?	<p>Photo was of St Benets Abbey, which is in Horning parish.</p> <p>Photo changed</p>
Facebook Comment	Has family connections to Ludham. A beautiful village.	Noted
Facebook Comment	Loves Ludham and walks around it. Particularly the shops, café, pub and church. The village is steeped in	Noted

From	Comment	BA Response
	history with fabulous countryside.	
Facebook Comment	Lovely walks. A peaceful, relaxing and calm place.	Noted
Facebook Comment	Unspoilt natural beauty.	Noted
Facebook Comment	Unspoilt walks.	Noted
Facebook Comment	Ludham is special in winter	Noted

From the statutory/amenity bodies consulted, responses were received as follows:

Organisation	Comment	BA response
Ludham Parish Council	No response	None
Historic England	No response	None
Norfolk County Council's Historic Environment Services	No comment	None
Councillor Richard Price (NCC)	No response	None
Councillor Adam Vardy (NNDC)	No response	None

Appendix 4

Ludham Conservation Area – Parish Council pre-consultation walk about and discussions

23/01/2020 (updated 30.07.2020)

In attendance:

Carol Willoughby CW- Parish Council

Tony Lombard TL- Parish Council

Tom Gabriel TG- Parish Council

Kate Knights KK- Broads Authority (Historic Environment Manager)

Kayleigh Judson KJ- Broads Authority (Heritage Planner)

Meeting

Brief introduction by KK and all agreed to walk to particular areas of concern/question and to highlight where there was general support. Discussion would take place as we walked around the area.

Areas of concern/question:

The PC members were keen to ensure a balance regarding protection of properties that are of historic or architectural interest and restricting the owners of properties in terms of works they can undertake to their properties. They had particular concerns over the inclusion of the following properties.

- Inclusion of St Benet's Cottage – PC members advised that although the original property was of some age it had been extended significantly and altered. They felt the property was too far away from the historic core of Ludham to warrant inclusion the result would be that the inclusion of this element would create a strange linear boundary at this section. The house in-between was also modern, not of architectural merit or worthy of inclusion. They highlighted that Cold Harbour Lane was a dead-end and therefore many cars would not travel past these properties.

<p>Update: We still consider it appropriate to retain St Benet's Cottage within the CA. Its position away from the village and the fact that not many cars pass are not relevant. We have however changed the conservation area boundary to include some of the field between the existing and proposed extension to the conservation area so that there is not the strange linear boundary. The field is also considered to contribute to the character of this part of the area, where development is more widely spaced.</p>

- Inclusion of the small group of houses at the end of Horsefen Road (opposite the boatyard). The PC members highlighted that The Woodlands was historic and was used as either farmer worker or mash man cottage but has been extended significantly to the rear and included upvc windows. Sevenoaks and Parklands were more modern properties and not typical of the other properties of the Conservation Area Core. It was highlighted that one of the reasons for inclusion was to protect the

large trees which did make a significant contribution to the area and it was questioned whether the boundary could just include the tree and not the properties behind.

Update: Woodlands is of sufficient quality to be included within the conservation area. We have removed Sevenoaks and Parklands following our discussion with the Parish Council.

- The triangular island with two modern properties at the top of Horsefen Road- PC members highlighted that the properties were of the same age as Latchmoor Park and therefore could also be removed from the Conservation Area boundary. PC members advised of the historic road pattern and that the island was not a feature of the old road structure. Therefore, an historic feature would not be protected as a result of leaving the island within the boundary. An impressive Oak was pointed out which would benefit from inclusion if not already TPO'd.

Update: Following further consideration and comments received during the consultation we propose retaining the 'island' within the conservation area. The trees are of significance and the properties are of some architectural merit as 20th century re-interpretations of the vernacular form.

- Error in text – Appraisal outlines that The Dutch House is thatched- the property is not thatched but has a mix of red and black clay pantiles.

Update: Corrected.

Areas of support:

There was general support from the PC members regarding:

- Inclusion of the school and district nurses house
- The removal of Latchmoor Park
- The removal of the parcels of farmland
- Snapping to the boundary of the dykes where there had previously been mapping errors
- Making sense of the boundary at the top of Horsefen Road – where previous boundaries had cut through plots

Closed

All thanks and KK advised we would email notes of meeting and book in dates for public consultation and meeting at The Church Rooms. The public consultation would be the opportunity for the Parish Council to make formal comments.

Planning Committee

14 August 2020

Agenda item number 10

Joint Position Statement with the Environment Agency on Strategic Flood Risk Assessments

Report by Planning Policy Officer

Summary

A Joint Position Statement on Strategic Flood Risk Assessments was produced to support the progress of the Local Plan for the Broads. Since that time a number of things have changed, and an updated Joint Position Statement has been agreed with the Environment Agency.

Recommendation

To endorse the amended Joint Position Statement on Strategic Flood Risk Assessments and recommend it to the Broads Authority for adoption.

1. Introduction

- 1.1. To support the progress of the Local Plan for the Broads and explain the reasoning behind certain approaches, the Broads Authority worked with the Environment Agency to produce a Joint Position Statement on Strategic Flood Risk Assessments. Some time has passed since the original Statement was produced, and things have changed. The Statement has therefore been amended, as set out in this report.

2. Strategic Flood Risk Assessments

- 2.1. The National Planning Policy Framework (NPPF) says that 'Local Plans should be supported by a Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards'.
- 2.2. The National Planning Policy Guidance (NPPG) defines a Strategic Flood Risk Assessment (SFRA) as 'a study carried out by one or more local planning authorities to assess the risk to an area from flooding from all sources, now and in the future, taking account of the impacts of climate change, and to assess the impact that land use changes and development in the area will have on flood risk'.

- 2.3. The Broads Authority Executive Area is covered by four SFRAs¹, produced in 2017 and 2018.
- 2.4. SFRAs are produced mainly to support Local Plans. As they identify areas of land in Flood Zones 3a and 3b they are also useful in helping to understand flood risk related to development, although further flood risk work tends to be required as further detail for some planning applications.
- 2.5. The NPPG defines the flood zones as follows:

Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

- 2.6. The SFRAs are now out of date, but are still useful in understanding what the flood risk could be at a particular site. The flood maps for planning², produced and maintained by the Environment Agency, are updated regularly, but this mapping system does not delineate Flood Zone 3a and 3b. Therefore, the SFRAs and the flood maps for planning are used together to give an idea of what flood risk could be at a particular site. This is part of the update to the Joint Position Statement, and the Environment Agency agrees with this approach.

3. Original Joint Position Statement

- 3.1. The purpose of the original Joint Position Statement was to support the Local Plan for the Broads and help it progress up to and through examination.
- 3.2. Because the timing of the SFRA for the former Waveney area was slightly behind the Norfolk SFRAs, and to help us progress our Local Plan, the Joint Position Statement was produced to say that until the Waveney SFRA was finalised we could use the findings of the Norfolk SFRAs, which touched on part of the Waveney area.

¹ SFRAs: <https://www.broads-authority.gov.uk/planning/planning-policies/sfra/sfra>

² Flood Maps for planning: <https://flood-map-for-planning.service.gov.uk/>

3.3. In addition, as parts of the areas covered by the SFRAs did not have any modelling or up to date modelling the SFRAs, in agreement with the Local Planning Authorities and the Environment Agency, took a precautionary approach and said that these areas were treated as indicative Flood Zone 3b. One particularly large area that did not have an up to date model was the area covered by the Broadland Flood Alleviation Project (BFAP). The Joint Position Statement covers this issue.

4. Amendments to the Joint Position Statement

4.1. The amended Joint Position Statement is at Appendix 1. Changes are marked on the document and are summarised as follows. These amendments have been agreed with the Environment Agency.

- The tense has been changed as the Local Plan has been adopted and the SFRA that covers the former Waveney area was completed in 2018.
- The approach to using both the SFRAs and the flood maps for planning is agreed in the Statement.
- Updates are made to the BFAP and modelling, with reference to the Broadland Futures Initiative.

Author: Natalie Beal

Date of report: 29 July 2020

Appendix 1 – Strategic Flood Risk Assessment Position Statement produced by the Broads Authority and the Environment Agency



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

~~July 2018~~ Updated July 2020

1. Introduction

- 1.1. The NPPF says *'Local Plans should be supported by a Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards'*.
- 1.2. The NPPG defines a Strategic Flood Risk Assessment (SFRA) as *'a study carried out by one or more local planning authorities to assess the risk to an area from flooding from all sources, now and in the future, taking account of the impacts of climate change, and to assess the impact that land use changes and development in the area will have on flood risk'*.
- 1.3. The NPPG goes on to say that Local Planning Authorities should use the SFRA to:
- *'determine the variations in risk from all sources of flooding across their areas, and also the risks to and from surrounding areas in the same flood catchment;*
 - *inform the sustainability appraisal of the Local Plan, so that flood risk is fully taken into account when considering allocation options and in the preparation of plan policies, including policies for flood risk management to ensure that flood risk is not increased;*
 - *apply the Sequential Test and, where necessary, the Exception Test when determining land use allocations;*
 - *identify the requirements for site-specific flood risk assessments in particular locations, including those at risk from sources other than river and sea flooding;*
 - *determine the acceptability of flood risk in relation to emergency planning capability;*
 - *consider opportunities to reduce flood risk to existing communities and developments through better management of surface water, provision for conveyance and of storage for flood water'*.
- 1.4. The SFRA provides more detail than the Environment Agency Flood Map for Planning. For example, the ~~current~~ previous Broads SFRA modelled overtopping of the flood defences so it shows ~~ed~~ s actual flood risk, based on data available at the time of assessment, whereas the defined flood zones don't take account of any defences. The ~~current~~ previous Broads SFRA also includes ~~ed~~ s the effects of a breach in terms of likely hazard at a predetermined coastal location, shows ~~ed~~ s areas of Functional Floodplain (flood zone 3b), and indicates ~~ed~~ s how climate change is likely to lead to an increase flood risk.
- 1.5. SFRA's are very important when preparing a Local Plan as well as when determining Planning Applications.
- 1.6. This ~~original~~ updated Position Paper (~~2018~~ 2020) ~~seeks to explain~~ explains the SFRA situation as it relates to the Broads Authority Executive Area and the production of the Broads Local Plan. This minor update reflects progress on the modelling of the area.

2. Strategic Flood Risk Assessment 2018 update

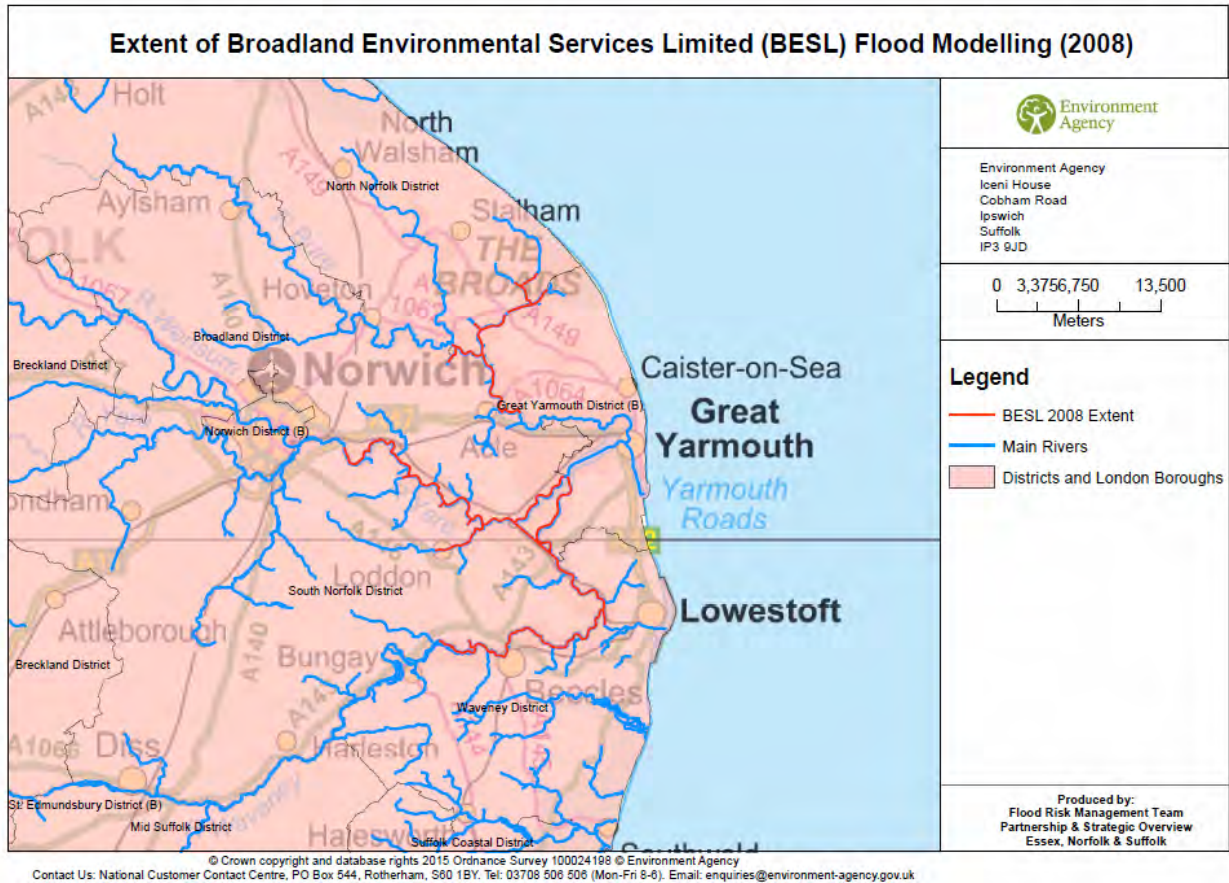
- 2.1. SFRA for Broadland, South Norfolk, Norwich, Great Yarmouth and North Norfolk have been produced and are adopted and can be found here: <http://www.broads-authority.gov.uk/planning/planning-policies/sfra/sfra>
- 2.2. At the time of writing, Waveney District Council were finalising their SFRA which will be of relevance to the Broads. Update: Waveney SFRA was completed in 2018.
<https://www.broads-authority.gov.uk/planning/planning-policies/sfra/sfra>

~~Until the Waveney SFRA is in place and adopted, the Environment Agency has agreed that the Broads Authority will use the Norfolk SFRA that provide information for the Waveney part of the Broads. Those submitting planning applications will also be advised to follow this approach. To reflect that the SRAs have been completed, but the Environment Agency maps for flooding are updated periodically, the SFRA and EA Flood Maps for Planning will both be used when considering planning applications.~~

3. The 'BESL' model

- 3.1. When compiling the Project Brief for updating the Norfolk SFRA and assessing the status of the flood risk models which the consultant would need to use to produce the SFRA, it became obvious that there was an issue with a model that covered a large area of Norfolk, centred mainly on the Broads.
- 3.2. The model in question is the 'Broads BESL model'. BESL stands for Broadland Environment Services Limited. This organisation was commissioned by the Environment Agency to deliver the Broadland Flood Alleviation Project which is a 20-year programme of flood defence improvement and maintenance works in the Norfolk and Suffolk Broads¹.
- 3.3. ~~At the time of writing, the model is not owned by the Environment Agency, but it will be transferred in due course. The model however requires further work to enable it to inform an SFRA. The model is now owned by the Environment Agency and work is being undertaken to update it to inform the SFRA.~~
- 3.4. The area that is covered by the BESL model is shown in red on the following map. It can be seen that a large area of the Broads is covered by this model and therefore was not assessed as part of the current SFRA updates (both the Norfolk SFRA and the ~~Waveney~~ SFRA for the former Waveney area, now East Suffolk).

¹ <http://bfap.org.uk/>



4. The agreed way forward

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

~~4.2. The Environment Agency intend to obtain the BESL model and intend to have it updated by the end of 2021. They will run the model to effectively produce an equivalent to the SFRA level 1 information.~~

4.3.4.2. The current SFRA for Norfolk and for the former Waveney area, now East Suffolk Waveney provides updated SFRA information for the parts of the Broads not covered by the BESL model. In Norfolk, for the parts of the Broads covered by the BESL area, a precautionary approach is taken whereby the high risk flood zone (Flood Zone 3) is classed wholly as 'indicative Flood Zone 3b – functional floodplain'. This means that applications within this area will require a site-specific flood risk assessment to confirm the nature of the flood risk to the site and ensure that only appropriate development is considered. The Waveney (now East Suffolk) SFRA adopts a similar approach, with the Report section making clear that Flood Zone 3 should be considered as Flood Zone 3b where there is not detailed modelling available.

5. Broadland Futures Initiative

5.1. The Environment Agency are currently updating the Broadland Environmental Services Limited (BESL) modelling as part of the Broadland Futures Initiative (BFI). The information required to inform the SFRA will be produced as part of this project. It is intended that this work will be completed sometime after 2021. Once the model has been updated the Environment Agency will supply the relevant outputs to the Broads Authority and other affected planning authorities so the SFRA and its mapping can be updated.

5.6. Summary and Conclusions

5.1.6.1. SFRA's are very important for the production of Local Plans. There are updated SFRA's for most of Norfolk together and ~~work is nearing completion~~ for the Waveney area (~~now East Suffolk~~). However a large area of the Broads ~~will was~~ not ~~be~~ assessed in detail as part of this work because the BESL model neededs to be updated by the Environment Agency and the model run to produce SFRA equivalent information ~~by around the end of 2021.~~

5.2.6.2. The timing of the work means that the SFRA's that cover the Broads do not have modelled data to inform the BESL area. As such, the Local Plan for the Broads ~~will be was~~ examined and ~~potentially~~ adopted without a fully detailed SFRA in place for the entire area (as the BESL model will not be ready to use in an SFRA until ~~after~~ 2021).

5.3.6.3. The lack of an updated SFRA for much of the Broads has not held back or affected the Local Plan for the Broads for the following reasons:

- a) A suitable and pragmatic way forward ~~has been was~~ agreed with the Environment Agency – that a precautionary approach will be used in Norfolk and in Suffolk² where detailed flood modelling is not currently available.
- b) More fundamentally, the majority of the Broads is at risk of flooding and so flood risk is a usual constraint which development in the Broads is required to address at the application stage through a site specific Flood Risk Assessment.
- c) The Local Plan policies and adopted Flood Risk SPD continue to provide detail on the flood risk characteristics of the Broads and the approach required from those promoting development.
- d) Typically, a Level 1 SFRA helps Local Planning Authorities identify areas of differing flood risk across a district to inform choices about allocating growth. In the case of the Broads that is possibly less of an issue because the extent of flooding limits opportunities to place development in areas of low flood risk, meaning that a more detailed consideration will always be required, and the levels of growth/development required are much less than for other local planning authorities.
- e) A Sequential Test for the sites allocated for development ~~has been was~~ produced in liaison with the Environment Agency, using the Environment Agency flood risk information.

² The Waveney and Suffolk Coastal, ~~now East Suffolk~~, approach is similar to the Norfolk SFRA for Flood Zone 3b. They state within the SFRA report that FZ3 should be used as 3b where there is not detailed modelling available. The only difference is that this is not mapped as 'indicative 3b' but just as FZ3.

Planning Committee

14 August 2020

Agenda item number 11

Appeals to Secretary of State update – August 2020

Report by Senior Planning Officer

Summary

This report sets out the position regarding appeals against the Authority since January 2020.

Recommendation

To note the report.

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
APP/E9505/C/20/3245609	Larry Rooney	Appeal submitted 26 January 2020 Request for Hearing	Black Gate Farm Cobholm Great Yarmouth NR31 0DL	Appeal against Enforcement Notice: Change of use and standing of seven caravans for residential use	Committee decision 8 November 2019. Request for Hearing. Awaiting start date.
APP/E9505/X/20/3246539 BA/2019/0458/CLEUD	Mrs Amanda Jefferies	Appeal submitted 7 February 2020	Plot K Bureside Estate	Appeal against refusal of	Delegated decision 28 January 2020

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
		Start date 6 May 2020	Crabbetts Marsh Horning	Certificate of Lawful Use of use as a boathouse (C3dwellinghouse)	Questionnaire submitted. Statement submitted 12 June 2020.
APP/E9505/W/19/3240574 BA/2018/0012/CU	Mr Gordon Hall	Appeal submitted 14 February 2020 Start date 26 May 2020	Barn Adjacent Barn Mead Cottages Church Loke Coltishall	Appeal against refusal of planning permission: Change of Use from B8 to residential dwelling and self contained annexe.	Delegated decision 15 April 2019 Questionnaire submitted. Request for Hearing Awaiting confirmation of hearing and date.
APP/E9505/W/20/3256122 Appeal Receipt 16/07/2020 BA/2018/0463/FUL	Henry Harvey	Appeal submitted 16 July 2020 Awaiting start date	Land east of Brograve Mill Coast Road Waxham NR12 OEB	To retain a scrape which has already been dug on land to the east of Brograve Mill	Delegated decision 5 February 2020

Author: Cheryl Peel

Date of report: 03 August 2020

Background papers: BA appeal and application files

Planning Committee

14 August 2020

Agenda item number 12

Decisions made by Officers under delegated powers

Report by Senior Planning Officer

Summary

This report sets out the delegated decisions made by officers on planning applications from 4 July 2020 to 31 July 2020.

Recommendation

That the report be noted.

Decisions made by officers under delegated powers

Parish	Application	Site	Applicant	Proposal	Decision
Bungay Town Council	BA/2020/0161/FUL	Outney Common, Bungay And Waveney Valley Golf Club Old Railway Road Bungay NR35 1DS	Mr Michael Bond	Conversion of a storage area to a swing room & provision of an external access staircase.	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Geldeston Parish Council	BA/2020/0129/HOUSEH	Dockeney Cottage 25 Station Road Geldeston NR34 OHS	Mr Joe Mackintosh	Erection of a two storey extension with single storey link to west of the original dwelling, alterations to original dwelling including cladding and insulation, new shed, greenhouse and natural pool.	Approve Subject to Conditions
Great Yarmouth	BA/2020/0101/COND	Port Of Yarmouth Marina Caister Road Great Yarmouth NR30 4DL	Mr Burton	Revised drawings (including changing the orientation of Plots 4, 5, 6 & 7); variation of condition 2 and change of wordings of Condition 9 of permission BA/2019/0118/FUL	Approve Subject to Section 106 Agreement
Horning Parish Council	BA/2020/0019/HOUSEH	Somerville Ropes Hill Horning Norfolk NR12 8PA	Mr John Powell	First floor extension with new roof	Approve Subject to Conditions
Horning Parish Council	BA/2020/0078/HOUSEH	The Old Vicarage Church Road Horning Norfolk NR12 8PZ	Mr Martin Dibben	Proposed erection of boathouse including the installation of quayheading and restoration of reed bed.	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Ludham Parish Council	BA/2019/0456/LBC	Stone House Johnson Street Ludham Norfolk NR29 5NZ	Mr David Alexander	Garage extension, new & replacement boundary walls, replacement windows & doors	Approve Subject to Conditions
Ludham Parish Council	BA/2019/0455/HOUSEH	Stone House Johnson Street Ludham Norfolk NR29 5NZ	Mr David Alexander	Garage extension, new & replacement boundary walls, replacement windows & doors	Approve Subject to Conditions
Oulton Broad Parish Council	BA/2019/0438/FUL	Broadholme Caldecott Road Lowestoft NR32 3PH	Mr Simon Lewis	Refurbish existing quay heading with floating pontoons	Approve Subject to Conditions
Postwick With Witton Parish Council	BA/2020/0128/COND	Colts Lodge Fair Lane Postwick Norwich NR13 5FT	Mr Christopher Langridge	Allow residential use of both properties, removal of conditions 9 & 10 of permission BA/2017/0191/FUL.	Refuse
Somerton Parish Council	BA/2020/0092/HOUSEH	3 Horsey Road West Somerton Somerton NR29 4DW	Great Yarmouth Borough Council	External wall insulation & render. Replace PVCu windows & doors. Re-roof with slate to match. (Retrospective)	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
South Walsham Parish Council	BA/2020/0055/FUL	Land At Broad View And Adjacent Mooring Plot Fleet Lane South Walsham Norwich Norfolk NR13 6ED	Mrs Jean Hastings	Re-locate southern boundary, replacement building, relocate access. Replace timber quay heading with galvanised steel, new mooring cut.	Approve Subject to Conditions
Surlingham Parish Council	BA/2020/0167/FUL	Wheatfen Broad Nature Reserve The Covey Surlingham NR14 7AL	Mr D Meadows	Replace timber boardwalks with re-cycled plastic PVC boardwalks.	Approve Subject to Conditions
Thorpe St Andrew Town Council	BA/2020/0148/HOUSEH	48 The Sidings Norwich NR1 1GA	Mr Neil Bradford	Erection of external balcony to replace existing south facing juliet balcony.	Refuse
Thurne Parish Council	BA/2020/0103/FUL	Home Farm Barns The Street Thurne Gt Yarmouth Norfolk NR29 3AP	Mr D Slade	3 no. barn conversions to dwellings with associated garages, parking & gardens. Demolition of 3 existing barn buildings.	Refuse

Parish	Application	Site	Applicant	Proposal	Decision
Wroxham Parish Council	BA/2020/0196/NONMAT	Landings Beech Road Wroxham Norwich Norfolk NR12 8TP	Mr Stephen Mannix	Raise roof by 150mm from approved plan. Pitch to remain the same. Non-material amendment to permission BA/2020/0088/HOUSEH.	Approve
Wroxham Parish Council	BA/2020/0208/NONMAT	Wroxham Parish Cemetery Nobel Crescent Wroxham Norwich Norfolk	Ms Clare Male	Shortening and straightening the roadway. To remove all other hard surfaced areas and accoutrements. Non-material amendment to permission BA/2020/0017/CU.	Approve

Author: Cheryl Peel

Date of report: 03 August 2020