

Planning Committee

Agenda 24 May 2024

10.00am

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

John Packman, Chief Executive – Friday 17 May 2024

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

Introduction

1. To receive apologies for absence
2. To receive declarations of interest (see [Appendix 1](#) of the Agenda for guidance on your participation having declared an interest in the relevant agenda item)
3. **To receive and confirm the minutes of the Planning Committee meeting held on 26 April 2024** (Pages 4-16)
4. To note whether any items have been proposed as matters of urgent business
5. Chairman's announcements and introduction to public speaking
Please note that public speaking is in operation in accordance with the Authority's [Code of Practice for members of the Planning Committee and officers](#).
6. Request to defer applications included in this agenda and/or vary the order of the agenda

Planning and enforcement

7. **To consider applications for planning permission including matters for consideration of enforcement of planning control:**
 - 7.1. BA/2024/0115/FUL - Staithe Marsh House, The Staithe, Stalham (Pages 17-24)
8. **Enforcement update** (Pages 25-31)
Report by Head of Planning

Policy

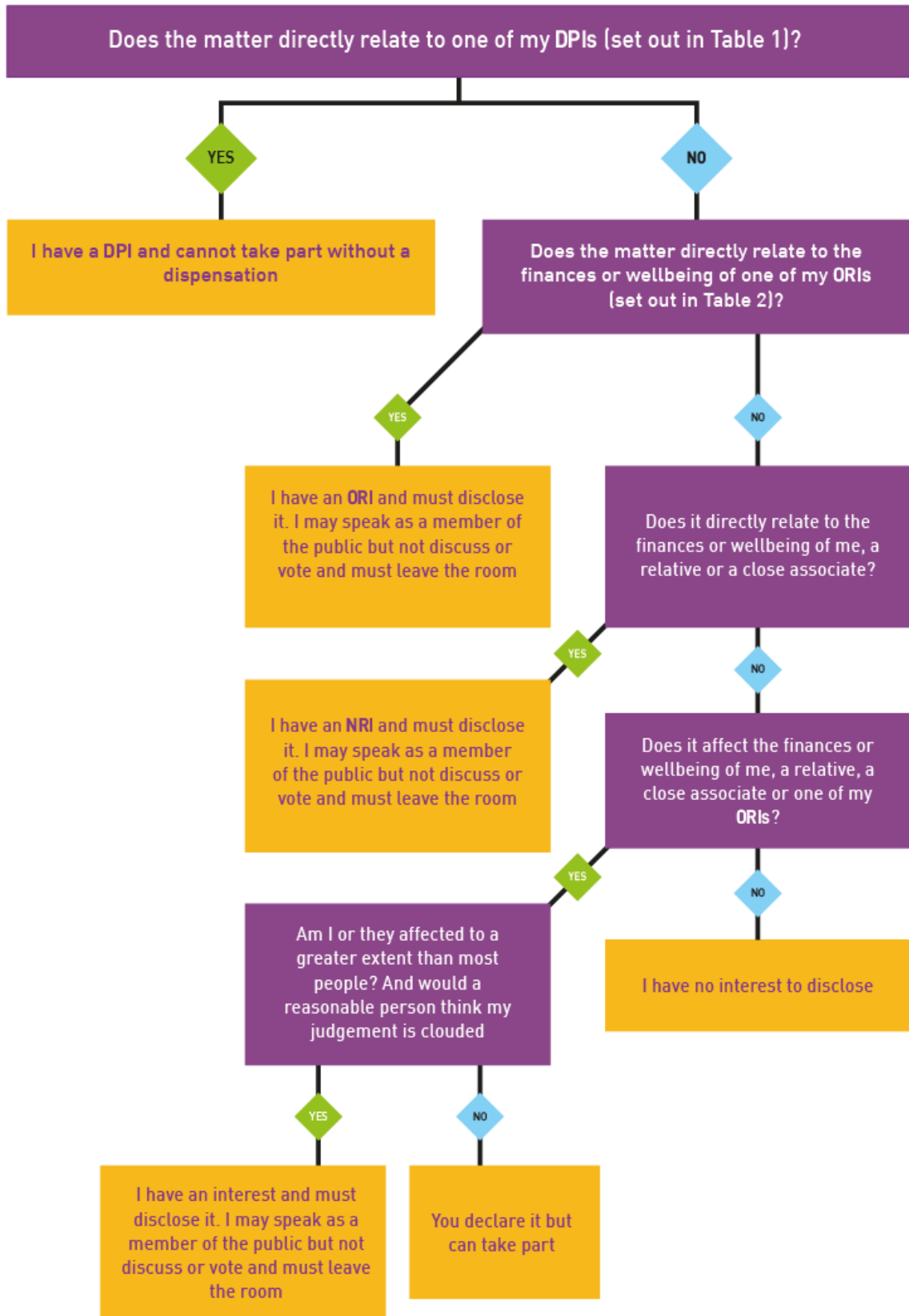
9. **Reedham Neighbourhood Plan - proceeding to referendum** (Pages 32-34)
Report by Planning Policy Officer
10. **Belton with Browston, Burgh Castle and Fritton with St Olaves Neighbourhood Plan - agreeing to consult** (Pages 35-36)
Report by Planning Policy Officer
11. **Hoveton Neighbourhood Plan – area designation consultation** (Pages 37-39)
Report by Planning Policy Officer
12. **Can Float and Do Float Buildings and the Broads** (Pages 40-101)
Report by Planning Policy Officer
13. **Five year review of the 2019 Local Plan** (Pages 102-117)
Report by Planning Policy Officer
14. **Broads Local Plan Local Development Scheme** (Pages 118-119)
Report by Planning Policy Officer

Matters for information

15. **Circular 28/83 Publication by Local Authorities of information about the handling of planning applications Q1 (1 January to 31 March 2024)** (Pages 120-126)
Report by Planning Technical Support Officer
16. **Customer Satisfaction Survey 2024** (Pages 127-132)
Report by Planning Technical Support Officer
17. **Appeals to the Secretary of State update** (Pages 133-138)
Report by Head of Planning
18. **Decisions made by Officers under delegated powers** (Pages 139-143)
Report by Head of Planning
19. **To note the date of the next meeting – Friday 21 June 2024 at 10.00am at The King’s Centre, 63-75 King Street, Norwich, NR1 1PH**

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

Appendix 1 – Extract from the [Local Government Association Model Councillor Code of Conduct](#)



Planning Committee

Minutes of the meeting held on 26 April 2024

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Present

Harry Blathwayt – in the Chair, Stephen Bolt, Bill Dickson, Tony Grayling, James Harvey, Tim Jickells, Kevin Maguire, Melanie Vigo di Gallidoro and Fran Whymark

In attendance

Jason Brewster – Governance Officer, Callum Sculfor – Planning Assistant, Cally Smith – Head of Planning, Jo Thompson – Waterways and Recreation Officer and Sara Utting – Senior Governance Officer

Members of the public in attendance who spoke

No members of the public in attendance.

1. Apologies and welcome

The Chair welcomed everyone to the meeting.

Apologies were received from Martyn Hooton, Leslie Mogford and Vic Thomson

Openness of Local Government Bodies Regulations 2014

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

2. Declarations of interest and introductions

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

3. Minutes of last meeting

The minutes of the meeting held on 01 March 2024 were approved as a correct record and signed by the Chair.

4. Matters of urgent business

There were no items of urgent business

5. Chair's announcements and introduction to public speaking

No members of the public had registered to speak.

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

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

7. Applications for planning permission

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 additional matters of information or detailed matters of policy not already covered in the officer's report, which were given additional attention.

Fran Whymark left the meeting at 10:07am.

(1) BA/2024/0052/FUL - Langley with Hardley Parish, land to south-west of Hardley Flood

Repairs to two foot bridges and provision of access ramps. Use of existing hardstanding as temporary site compound.

Applicant: Mr Andrew Middleton - Norfolk County Council.

The Head of Planning Officer (HoP) provided a detailed presentation of the application that would involve the repair of two footbridges located on the northern riverbank of the River Chet, to the south-west corner of Hardley Flood, approximately 1km to the east of the village of Chedgrave. The footbridges formed part of a public footpath, Loddon Footpath 4, which itself formed part of the Wherryman's Way footpath between Norwich and Great Yarmouth. The application included the use of an existing hardstanding area, approximately 1.5km to the north-east of the subject footbridges, as a temporary site compound. The repair of the two footbridges would enable Loddon Footpath 4 to be re-opened and re-establish access to a bird hide at the eastern end of the footpath.

The two subject footbridges had become unsafe approximately 10 years ago resulting in a number of contiguous public footpaths running along the southern boundary of Hardley Flood being closed. A temporary route had been established that maintained the Wherryman's Way by bypassing Hardley Flood from the west, detouring around the Flood to its north and rejoining the original route to the north-east of the Flood next to the River Chet. This temporary route would not be addressed by this application as work was required on a further two unsafe footbridges located on sequential footpaths further to the east of Loddon Footpath 4.

The HoP indicated that the application was before the committee at the discretion of the Director of Strategic Services as the Authority's Ecologist had been engaged in the production of the Habitat Regulations Assessment (HRA).

The presentation included a location map, more detailed maps showing the two footbridges in relation to Hardley Flood, a map showing the closed footpaths and the associated diversion, a map showing the access to a bird hide facilitated by the repair of the footbridges, a map showing the site compound relative to the footbridges, an aerial photograph of the bird hide relative to the footbridges, various photographs of each bridge, a plan view of bridge one,

plan and side elevation views of bridge one's ramp, plan and side elevation views of proposed works to bridge two and photographs of the proposed site compound.

The repairs to footbridge one, located towards the western end of Loddon Footpath 4, included reinforcing the bridge's substructure, replacing the handrail on the northern side of the bridge and improvements to the access to both ends of the bridge. The HoP indicated that the report at section 1.4 incorrectly stated that ramps would be installed at both ends of the bridge. The proposal was to install a new timber ramp to the eastern end of the bridge and to repair the existing ramped earth approach to the western end of the bridge. The timber fender and pilings on the southern side of the bridge, adjacent to the river, would be replaced.

The repairs to footbridge two, located at the eastern end of Loddon Footpath 4, included repairing the bridge's timber decking and installing timber ramps at either end of the bridge.

The site compound was located beside the River Chet and, given its distance from the subject footbridges, materials would be transported where possible to the site by boat.

The Parish Council were supportive of the repair to these two footbridges although they had raised concerns regarding future repair work to the other remaining unsafe footbridges.

The Environment Agency (EA) had raised no objection subject to flood risk considerations.

The applicant had submitted a HRA and, subject to proposed mitigations being implemented, the Authority's Ecologist had raised no objection.

The principle of the development was considered acceptable as the bridges would enable the reinstatement of a public footpath and facilitate access to a bird hide both contributing to a public benefit and enabling a greater appreciation of Hardley Flood. The addition of the access ramps would improve accessibility to the bridges. The development was deemed acceptable in regard to Local Plan for the Broads Policies SP9 (Recreational Access around the Broads) and DM23 (Transport, highways and access).

Norfolk County Council's Public Rights of Way team had raised no objection to the proposed works. They had indicated that the Public Rights of Way, known as Loddon Footpaths 4 and 5, and Langley-with-Hardley Footpath 5 would require a Temporary Closure Order for the duration of the proposed works. The HoP confirmed that this requirement would be an additional condition to those previously stated in section 8 of the report.

Given the site location within the functional floodplain, the EA had stipulated the production of an Emergency Flood Plan to ensure the safety of users during construction. To protect migratory and coarse fish in the River Chet the EA had proposed that the piling should not be installed during the coarse fish breeding season from 15 March to June 15 (inclusive).

The HoP concluded that the recommendation was for approval subject to conditions detailed in section 8 of the report plus the additional Temporary Closure Order condition detailed above.

In response to a question the HoP explained that ordinarily maintenance work would not require planning permission however the scale of the proposed works constituted engineering works and therefore they did require planning permission.

A Member asked for more information regarding how material that was not transported by boat would be delivered to the site. The Waterways and Recreation Officer confirmed that as much material as possible would be delivered to the site compound and then transported by boat to the site. The remaining material would be walked to the site from Chedgrave.

A Member questioned why timber rather than recycled plastic decking was being used. The HoP responded that as these structures were not being continually submerged by tidal water then timber was expected to prove durable and was deemed a suitable material in this context.

A Member spoke in support of re-establishing the original Wherryman's Way route; however they questioned the validity of this application given the uncertainty regarding granting permission to further repair work to the two outstanding unsafe bridges required to remove the current diversion. A Member responded that the planning system required the committee to consider this application on its own merits.

Members believed the greater access to Hardley Flood and the bird hide were significant benefits that warranted support.

Bill Dickson proposed, seconded by Tony Grayling and

It was resolved unanimously to approve the application subject to the following conditions:

- i. Time limit**
- ii. In accordance with plans and supporting documents**
- iii. Details of Emergency Flood Plan for construction phase**
- iv. Details of Work method statement and Pollution Prevention method statement**
- v. Biosecurity Measures for Contractors should be followed.**
- vi. Otter mitigation**
- vii. Piling works outside of coarse fish breeding season (15 March to 15 June inclusive)**
- viii. Checks for nesting/breeding birds for works during the main bird breeding/nesting season**
- ix. Vegetation clearance during reptile active season**
- x. Installation of 2 bat boxes**
- xi. Temporary Closure Order for Loddon Footpaths 4 and 5, and Langley-with-Hardley Footpath 5**

Tony Grayling left the meeting at 10:31am and Fran Whymark rejoined the meeting at 10:32am.

(2) BA/2024/0084/FUL – Reedham, land to south-west of River Yare

Widening soke dyke and excavating from existing dykes to win material to raise crest and strengthen flood defence embankment.

Applicant: Mr Marsden – Environment Agency.

The Planning Assistant (PA) provided a detailed presentation of the application that would excavate material from existing dykes on the northern bank of the River Yare between Seven Mile House and Reedham village. The excavated material would be used to maintain flood defences adjacent to the dykes.

The presentation included a location map, a map of the site within Reedham Marshes adjacent to the River Yare, a photograph of the flood embankment detailing the associated topographical features, a map of site one relating to the soke dyke and a marsh drain detailing the associated flood defence maintenance work, a map of site two for the second marsh drain detailing its associated flood defence maintenance work and photographs of sites one and two.

The site was located to the east of Reedham village within Reedham Marshes that formed part of the Halvergate Marshes Site of Special Scientific Interest (SSSI) and contributed to the Breydon Water Special Protection Area (SPA) and Breydon Water Ramsar site. The western boundary of the site was approximately 1.3km from Reedham village and the eastern boundary was 780m from Seven Mile House.

The Environment Agency proposed to widen an existing soke dyke by up to 7m across a 322m length and widen two marsh drains by 2m along lengths of approximately 195m and 278m respectively. The PA indicated that the widening of one of the marsh drains would only be undertaken if the excavated material from the soke dyke proved insufficient.

The excavated material would be used to facilitate raising the crest of the flood bank to restore its original height and to repair cracks along the crest.

In assessing the application, the PA addressed the key issues of; principle of the development, flood risk, landscape impact and ecological/biodiversity impact.

The work to strengthen and raise the crest of the flood bank would ensure the structural integrity and efficiency of the flood defence embankment for the future. The widening of the soke dyke and the two marsh dykes close to where the excavated material would be used reduced the distance the material would travel and minimised disturbance. The PA confirmed that the principle of development was considered acceptable.

The site was located within Flood Risk Zone 3. The EA had confirmed that the development would not increase flooding elsewhere as the excavated material was being removed from the site and used to construct new flood defences. The PA considered this application was in full accordance with Local Plan for the Broads policy DM5 (Development and Flood Risk).

There was expected to be some degree of change to the landscape character occurring during and immediately after the works, but these would be temporary in nature and would not have a permanent impact on the local landscape. The widened dykes would not be uncharacteristic to the existing landscape. The proposal was considered to be in accordance with Local Plan policies SP7 (Landscape Character) and DM16 (Development and Landscape).

The PA confirmed that water vole displacement would be required along the soke dyke and the Authority's Ecologist had noted that further water vole surveys would be required. The applicant had submitted an environmental report which detailed mitigations to protect the site's habitat and species and this report had been conditioned. The application was therefore considered acceptable in terms of Local Plan policies SP6 (Biodiversity) and DM13 (Natural Environment).

The Head of Planning (HoP) confirmed that Norfolk County Council's Public Rights of Way team would be consulted to determine if a temporary footpath diversion would be required for the duration of the works and that, if necessary, this would be conditioned.

The PA concluded that the recommendation was for approval subject to conditions detailed in section 8.1 of the report.

A Member noted that the water vole displacement window had passed and asked whether the work would be deferred to the equivalent period next year. The PA believed that the water vole displacement had been performed and completed during the period stipulated.

In response to a question the PA responded that the excavations were not expected to disturb any peat soils as the scrapes would be shallower than the depth of the peat as indicated by the Authority's peat maps. The HoP indicated that the excavation sites had been chosen for the quality of their soils to ensure its suitability for the proposed maintenance work and areas of peat would have been avoided.

Members were concerned with the ongoing water management at the site and the impact of increasing rainfall due to climate change. The PA confirmed that a thorough flood risk assessment had been undertaken for the application.

A Member noted the recent flooding on the northern broads and wondered whether flood defences should be lowered rather than raised to enable flood water to dissipate over a wider area of the functional floodplain to mitigate the likelihood and impact of flooding further upstream. A Member spoke in support of the flood defences at the site and confirmed that overtopping had occurred at this location during the extreme flood event in 2013.

Tim Jickells proposed, seconded by Stephen Bolt and

It was resolved by 7 votes for and 1 abstention to approve the application subject to the following conditions:

- i. Development to be commenced within 3 years.**
- ii. Development to be carried out in accordance with submitted plans and documentation. Specifically, the submitted HRA.**

- iii. **Development to be carried out to avoid bird nesting period.**
- iv. **No development to take place other than in accordance with the approved environmental report.**
- v. **Restricted hours of working to be 08:00 to 18:00 Monday to Friday and 09:00 to 13:00 on Saturday.**

Tony Grayling rejoined the meeting at 11:02am.

(3) BA/2024/0103/HOUSEH – Wroxham, Swans Harbour, Beech Road

Replacement boathouse

Applicant: Mr Daniel Thwaites.

The Head of Planning (HoP) provided a detailed presentation of the application that would involve the replacement of an existing boathouse with a new boathouse of a larger scale and featuring a first floor area and balcony.

The HoP indicated that the application was before the committee as the applicant was a member of the Navigation Committee.

The presentation included a location map, a site map, the site marked within a map of the Wroxham Conservation Area, an aerial photograph showing the site boundary, a site map highlighting the existing boathouse, a diagram showing each elevation of the new boathouse, a plan of the new boathouse and various photographs of the site and existing boathouse.

The proposed boathouse dimensions were 13.90m x 7.55m, apex height of 7.50m and eaves height of 2.90m. In comparison to the existing boathouse this equated to an increase in length of approximately 3m, an increase in width of approximately 1m, an increase in apex height of approximately 4m and a reduction in the height of the eaves of 20cm.

The HoP moved on to the assessment of the application and highlighted that as this proposal was a replacement to an existing boathouse on the same location the principle of development was considered acceptable.

The existing boathouse's appearance, with its shallow roof and plastic curtain boat door, was not in keeping with other boathouses within the vicinity or the overall appearance of the Conservation Area. The proposed boathouse had a more traditional appearance and detailing that improved the appearance of the site within its local setting and the wider Conservation Area and its impact on the landscape was considered acceptable.

The proposed boathouse would consist of timber weatherboard walls, a cedar shingle roof, timber doors and windows, and a steel roller shutter boat door. Its larger scale, which was noticeably taller than its replacement, was in keeping with other boathouses in the area and was not disproportionate to the size of the site. The first floor area was solely for storage purposes and this had been conditioned. The boathouse's window and balcony were in keeping with other similar structures in the area. The proposed boathouse's design,

appearance and materials were all considered acceptable and in accordance with the Local Plan policies DM11 (Heritage Assets) and DM43 (Design).

The HoP concluded that the recommendation was for approval subject to conditions detailed in section 8.1 of the report.

A Member asked how materials would be transported to the site. The HoP believed that materials would be delivered to the site by boat.

Members questioned the suitability of the proposed Swallow nests and asked for confirmation of their efficacy when sited under overhanging eaves.

Members were supportive of the application and agreed that the proposal was an improvement on the existing boathouse.

Fran Whymark proposed, seconded by Tony Grayling and

It was resolved unanimously to approve the application subject to the following conditions:

- i. Time limit**
- ii. In accordance with plans, and email regarding external cladding material**
- iii. First floor to be used for storage only**
- iv. In accordance with mitigation measures, and plan for the control and prevention of pollution and management of COSHH substances**
- v. Provision of 2 Swallow nests**
- vi. If works are planned to take place within the breeding bird season (1st March – 31st August, inclusive) there must first be a breeding bird check by a suitably qualified ecologist. If any signs of nesting activity are found, then all work must stop until an ecologist has confirmed that the nesting attempt has reached a natural conclusion.**

8. Enforcement update

Members received an update report from the Head of Planning (HoP) on enforcement matters previously referred to the Committee. Further updates were provided at the meeting for:

Land at the Beauchamp Arms Public House (Unauthorised static caravans) – The Hearing at Norwich Crown Court scheduled for 8 April, had been cancelled by the Court on 5 April due to lack of court time. A new Hearing date had been confirmed for 14 May 2024.

Blackgate Farm, High Mill Road, Cobholm – The contractor assigned to undertake the Gypsy and Traveller Accommodation Needs Assessment for this site had failed to meet the agreed requirements and their contract had been terminated. A replacement contractor had been secured and the Authority, in conjunction with Great Yarmouth Borough Council, were awaiting the written assessment.

Holly Lodge, Church Loke, Coltishall (Unauthorised replacement windows in listed building)

– The HoP indicated that discussions between the Authority and the Landowner’s agent were continuing with the intention to resolve this matter without recourse to the serving of an Enforcement Notice.

9. Consultation Responses

The Head of Planning (HoP) introduced the report, which documented responses to consultations on the following Great Yarmouth Borough Council produced documents:

Great Yarmouth Local Plan.

The HoP indicated that the Authority’s previous feedback on the Great Yarmouth Local Plan had been addressed. No in-principle issues and no formal objections had been raised and the proposed response included some detailed policy comments and better referencing to the Broads.

Tim Jickells proposed, seconded by Tony Grayling and

It was resolved unanimously to endorse the nature of the proposed response to the Great Yarmouth Local Plan.

Great Yarmouth Design Guide

The response to the Great Yarmouth Design Guide comprised comments regarding lighting and light pollution.

Tim Jickells proposed, seconded by Melanie Vigo di Gallidoro and

It was resolved unanimously to endorse the nature of the proposed response to the Great Yarmouth Design Guide.

10. Adoption of the Greater Norwich Local Plan

The Head of Planning (HoP) presented the report which detailed the adoption of the Greater Norwich Local Plan by its constituent councils of Norwich City, South Norfolk and Broadland District. The HoP confirmed that, since the report was written, all the constituent councils had voted to adopt the Greater Norwich Local Plan and the six week judicial review period would complete on the 10 May 2024.

The report was noted.

11. Consultation by Department for Levelling Up, Housing & Communities: An accelerated planning system

The Head of Planning (HoP) introduced the report that detailed the Authority’s response to a Department for Levelling Up, Housing & Communities (DLUHC) consultation on an accelerated planning system. The consultation contained four proposals:

1. An accelerated planning service.

2. Planning performance and extension of time agreements.
3. A simplified process for planning written representation appeals.
4. Varying and overlapping planning permissions.

The HoP provided an overview of each proposal and an associated commentary as per section 2 of the report.

Appendix 1 of the report detailed the proposed response to the consultation.

The HoP had determined that the proposed changes to the new performance thresholds for statutory time limits, intended to reduce the use of extension of time agreements, would prove most significant to the Authority. These new performance measures would require a change in behaviour from all users of the planning system and would apply from 1 October 2024.

The HoP intended to include elements of the report's commentary within the final submission to DLUHC.

In response to a question the HoP indicated that she had been party to the responses provided by other National Parks and could confirm that the Authority's response was consistent with them.

A Member requested that the exclusions associated with the accelerated planning system proposals be extended to include applications associated with protected landscapes. The HoP would incorporate this exclusion into the Authority's response.

Members acknowledged the difficulties associated with the proposed speeding up of the planning system and supported the proposed response.

Tim Jickells proposed, seconded by Tony Grayling and

It was resolved unanimously to endorse the nature of the proposed response to the consultation by Department for Levelling Up, Housing & Communities on an accelerated planning system.

12. Notes of the Heritage Asset Review Group meeting held on 8 March 2024

The Committee noted the minutes of the Heritage Asset Review Group meeting held on 8 March 2024.

The Chair indicated that the next HARG meeting would be on Friday 14 June 2024 at Ludham Village Hall.

13. Decisions on Appeals by the Secretary of State between 1 April 2023 and 31 March 2024 and monthly update

The Committee received a schedule of appeals to the Secretary of State since the last meeting.

14. Decisions made by officers under delegated powers

The Committee received a schedule of decisions made by officers under delegated powers from 19 February 2024 to 12 April 2024 and any Tree Preservation Orders confirmed within this period.

15. Date of next meeting

The next meeting of the Planning Committee would be on Friday 24 May 2024 10.00am at The King's Centre, 63-75 King Street, Norwich.

The meeting ended at 12:00pm.

Signed by

Chair

Appendix 1 – Declaration of interests Planning Committee, 26 April 2024

Member	Agenda/minute	Nature of interest
Fran Whymark	7.1	Norfolk County Councillor - other registerable interest and so left the room for this item.
Tony Grayling	7.2	Director, Sustainable Business and Development for the applicant, Environment Agency - Disclosable pecuniary interest and so left the room for this item.

Planning Committee

24 May 2024

Agenda item number 7.1

BA/2024/0115/FUL - Staithe Marsh House, Stalham

Report by Planning Officer

Proposal

Change from 1 x 1-bed and 1 x 3-bed to 2 x 1-bed holiday lets, part change of use to Treatment Rooms including new yurt, changes to openings and new balcony.

Applicant

Richardsons Leisure Ltd

Recommendation

Approval subject to conditions

Reason for referral to committee

Applicant is a member of Navigation Committee

Application target date

15 May 2024

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1. Description of site and proposals

- 1.1. The subject comprises a dwelling currently in holiday use on the south-western side of the road named The Staithe located in the Stalham Staithe area. The subject site is to the north-eastern corner of the Richardsons Stalham site and is part of the same ownership, although is clearly demarcated from the Richardsons site by virtue of its boundary treatments and access.
- 1.2. The dwelling appears to have been originally constructed as a 2-storey rectangular building, to which a 2-storey side addition with rear projection was added, including an internal garage at ground floor level, and later a sizeable single storey side/rear extension, although there is no planning history of these element. The dwelling provides a 3-bed holiday let and a 1-bed holiday let. The 3-bed unit is accessed via the front door and occupies most of the ground floor, with only the 3rd bedroom and a bathroom located at first floor level. The 1-bed unit is at first floor level and accessed via an external staircase in the rear garden. The property benefits from a sizeable rear garden which includes a mooring cut and access to Stalham Dike. Parking for the holiday units is provided on site.
- 1.3. The surrounding area is a mix of residential and commercial. The residential and holiday accommodation uses include, on the adjacent site to the north-east of the subject site, a Grade II listed dwelling known as ‘The Old Granary’. To the opposite side of The Staithe are three short terraces of dwellings, and on an area of land between Staithe Road and the A149 is the converted Burtons Mill site. The commercial interests include the Museum of the Broads, a restaurant (currently closed), a builders’ merchant yard and buildings, and the large boatyards associated with Richardsons hire fleet.
- 1.4. The site is located within the Stalham Staithe Conservation Area. The site is predominantly outside of flood zones 2 and 3, with only minor areas next to the mooring cut being within flood zone 2.

- 1.5. The proposal is to alter the property, reducing the holiday let provision from 1 x 3-bed and 1 x 1-bed to 2 x 1-bed holiday lets, with the remaining space to be used as 3 treatment rooms, supplemented with a yurt in the rear garden providing a relaxation space for activities such as yoga. The Agent for the application has confirmed that in terms of the treatment rooms this will be a one-to-one element, while the Yoga will be small group sessions. Treatment and yoga sessions will both be by appointment only with all appointments being informed of parking arrangements prior to arrival. The proposed parking arrangements are a mix of on-site parking with additional parking at the adjacent Richardsons Boatyard.
- 1.6. The existing 1-bed holiday unit would be retained at first floor level only and still accessed externally but via a new staircase to a balcony which would be sited to the rear wall of the rear projection of the dwelling. The internal garage would remain. The proposed 1-bed unit would utilise the centre of the property, effectively the ground floor of the original 2-storey and half of the first floor. The treatment rooms would occupy the entire single storey side/rear extension. The yurt would be sited to the south-eastern corner of the site. There are changes proposed to existing openings, notably a change from windows to double glazed doors and side lights at the first floor rear elevation adjacent to the proposed balcony, and a change from standard windows to full length windows to the first floor rear elevation of the original dwelling. Other changes are proposed to the openings on the interior facing wall of the rear projection.

2. Site history

- 2.1. No relevant site history.

3. Consultations received

Stalham Town Council

- 3.1. The Council agree to support this application.

Norfolk County Council (NCC) Highways

- 3.2. I have noted that additional parking will be provided on the Richardson's Boatyard site and that clients will be advised accordingly. I would have preferred to have seen this parking demonstrated and so conditioned as I am minded that, notwithstanding the off-site parking provision, the proposals could still lead to an increase in on-street parking. However, on the basis that the use will be by appointment only (and is so conditioned in any grant of consent), I consider for the scale of development proposed, and having regard to the local road environment, it would not be possible to demonstrate that there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 3.3. Accordingly, on balance the Highway Authority raise no objection.

BA Historic Environment Manager

- 3.4. No objection following minor design changes and provision of suitable screening for the proposed yurt.

BA Ecologist

- 3.5. No objections to the application subject to proposed planning conditions and that enhancements are adhered to.

4. Representations

- 4.1. None received.

5. Policies

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

- 5.2. The following policies were used in the determination of the application:

- DM5 - Development and Flood Risk
- DM11 - Heritage Assets
- DM13 - Natural Environment
- DM16 - Development and Landscape
- DM21 - Amenity
- DM23 - Transport, highways and access
- DM29 - Sust. Tourism and Recreation Development
- DM30 - Holiday Accom - New and Retention
- DM43 – Design

- 5.3. Material considerations

- National Planning Policy Framework
- Planning Practice Guidance
- Stalham Staithe Conservation Area appraisal

6. Assessment

- 6.1. The proposal is for a change from 1 x 1-bed and 1 x 3-bed to 2 x 1-bed holiday lets, part change of use to treatment rooms including a new yurt, and changes to existing openings and provision of a new balcony. The main issues in the determination of this application are the principle of development, the design and appearance of the

proposed external changes, impact on neighbouring amenity and privacy, and highways and parking issues.

Principle of development

- 6.2. The subject property currently provides two holiday let units, the retention of two holiday let units with a reduced scale of accommodation is therefore considered acceptable in principle.
- 6.3. The Stalham Staithe area comprises a mix of commercial and residential uses. The commercial uses are listed above at paragraph 1.3. The proposed use of part of the property as treatment rooms would not be out of keeping or character with the mix of uses in this area and is considered to be a reasonably low-key provision which would not result in an over-intensive use of the site. The proposed introduction of a commercial use in the form of treatment rooms, retaining an economic/commercial use of the building, is therefore considered acceptable in principle.

Design and appearance

- 6.4. The proposed alterations to the external appearance of the building are to the rear of the building and are reasonably low key, predominantly comprising changes to existing openings only. The notable exception to this is the provision of a balcony to the first floor rear elevation with stair access from the ground floor, this providing the entrance to one of the 1-bed holiday lets. The BA Historic Environment Manager has assessed this element of the application commenting that 'I have no objection to this proposal, which will not alter the form of the building and will be a relatively minor alteration changing the existing 20th century fenestration which is of no great merit'. The proposed railings for the staircase and balcony are acceptable and following a change to the proposed Juliette balcony for railings of the same design. The overall appearance of the rear elevation is considered acceptable in design terms, and with regard to the Stalham Staithe Conservation Area and adjacent listed building, with regard to the Policies DM11, DM16, and DM43 of the Local Plan for the Broads.

Amenity and privacy of residential properties

- 6.5. The subject property is adjacent to a residential property known as The Old Granary. There would be a reduction in holiday accommodation, so this change would not have an adverse impact on neighbouring residential amenity. The introduction of treatment rooms at the property comprises a reasonably low key provision of only 3 treatment rooms, occupying the single storey element of the property only, and is located to the side of the building which is the opposite side to the residential neighbours thereby maintaining a reasonable separation between the two uses. It is considered that the use of the building as treatment rooms would not have an unacceptable impact on neighbouring amenity.
- 6.6. The proposed treatment rooms use includes the provision of a yurt in the rear garden of the property which the submitted Design and Access Statement describes as 'providing a relaxation space for activities like Yoga etc'. The position of the yurt in the

rear garden is to the eastern side of the site, this being the opposite side to the shared boundary with neighbouring residential property, so is adjacent to the boatyard site. This separation to the residential site of 23 metres, along with the activities proposed which by their very nature are quiet activities plus the limited size of the yurt which is 6.5m in width, are considered sufficient to ensure that the proposed provision of a yurt for use in conjunction with the treatment rooms would not have an unacceptable impact on neighbouring amenity.

- 6.7. In terms of privacy, a new balcony is proposed at first floor level serving one of the 1-bed holiday lets. The balcony would be to the front of double glazed doors, these replacing an existing window. Whilst there is already some level of overlooking from the existing window, the balcony would allow congregation external to building which has the potential to result in overlooking of the neighbouring property's garden space and a loss of privacy. To address this, it is proposed to include a privacy screen to the side of the balcony. Whilst there would be a minor loss of privacy from persons using the staircase to exit the property, it is considered that this would be transient in nature and again acceptable taking into account the existing situation.
- 6.8. The proposed change of use to a mixed-use of holiday lets (including new balcony), and provision of treatment rooms including new yurt in the rear garden, would not have an unacceptable impact on residential amenity or privacy with regard to Policy DM21 of the Local Plan for the Broads.

Ecology

- 6.9. The BA Ecologist has assessed the application and noted that unless works are required to the roof of the building, then a protected species survey is not required. There are no objections to the proposed development subject to conditions to provide biodiversity enhancements. The proposal is therefore considered acceptable with regard to Policy DM13 of the Local Plan for the Broads.

Highways

- 6.10. Norfolk County Council as Highways Authority considered the application and sought additional information which was provided by the Agent for the application. This included confirmation that there would be no change in parking arrangements for the holiday lets which are provided at the subject site, with parking for the treatment rooms a mix of on-site parking with additional parking to be located at the adjacent Richardsons Boatyard which is also owned by the applicant. This proposed parking arrangement has been assessed by the Highways Authority who have commented that subject to the treatment room use being by appointment only, the proposed use would not have an unacceptable impact on highway safety, or severe residual cumulative impacts on the road network, and is therefore acceptable with regard to Policy DM23 of the Local Plan for the Broads.

7. Conclusion

- 7.1. The proposed change of use of the existing property from holiday let use to a mix of holiday let use and provision of treatment rooms including provision of a new yurt, and changes to existing openings and provision of a new balcony is acceptable in principle, would not result in an overly intensive use of the property, is acceptable in terms of design and appearance, and would not be detrimental to highway safety.

8. Recommendation

- 8.1. That planning permission be granted subject to the following conditions:
- i. Time limit
 - ii. In accordance with plans
 - iii. Short term holiday use only, register of bookings
 - iv. Treatment rooms by appointment only and 1 to 1 treatments only
 - v. Treatment rooms and yurt opening hours 8am to 7pm Monday to Saturday only (as per application form)
 - vi. Yoga and relaxation space within the approved yurt by appointment only, no music
 - vii. Yurt used in connection with this business/site only and no separate use
 - viii. Screen planting shown on approved plan P04 Rev.C as 'Proposed Planting / Vegetation To Provide Natural Screening To Yurt' shall be planted prior to first use of yurt
 - ix. Balcony privacy screen to be installed prior to first use of holiday let
 - x. Provision of woodcrete bat box
 - xi. Provision of woodstone house sparrow nest box

9. Reason for recommendation

- 9.1. The proposal is considered to be in accordance with Policies DM11, DM13, DM16, DM21, DM23, DM30 and DM43 of the Local Plan for the Broads, along with the National Planning Policy Framework which is a material consideration in the determination of this application.

Author: Nigel Catherall

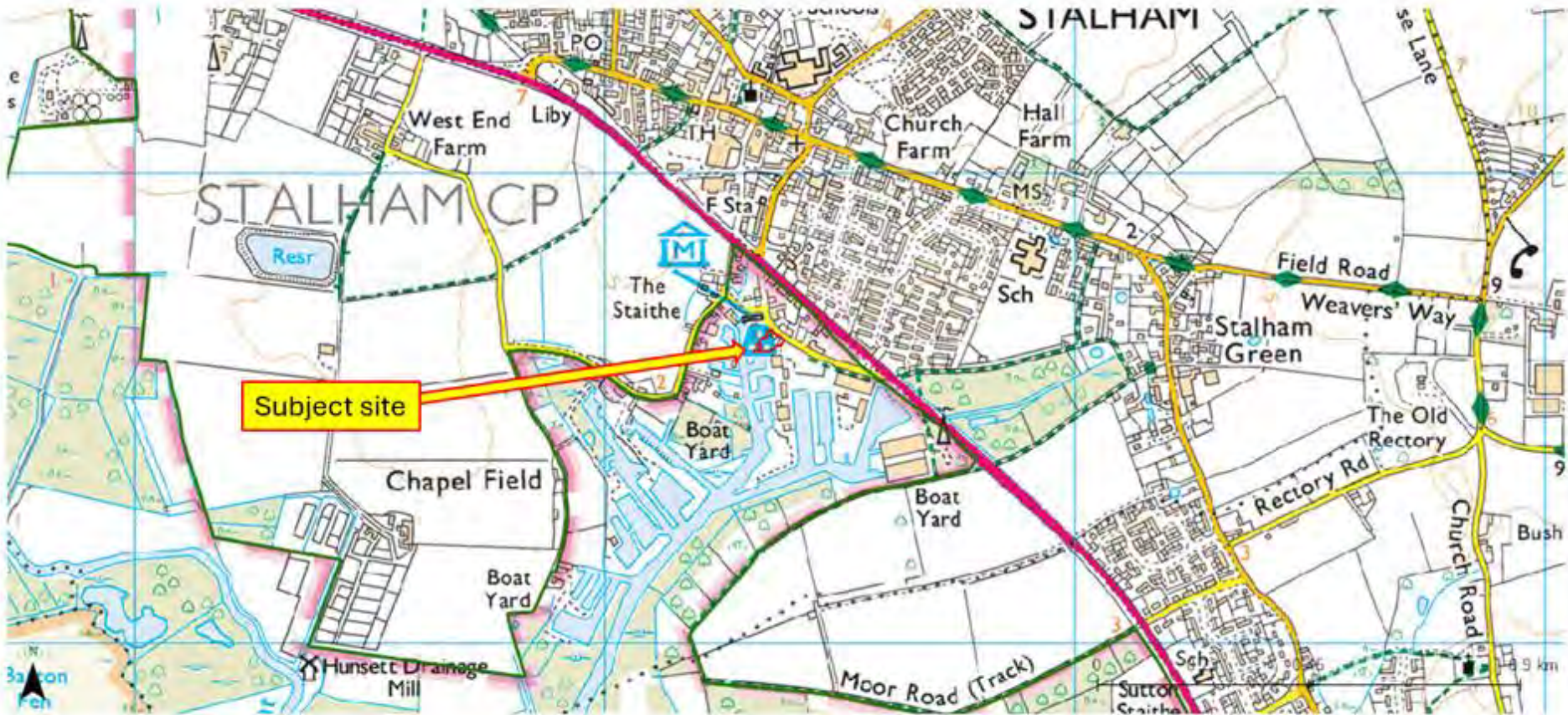
Date of report: 14 May 2024

Background papers: BA/2024/0115/FUL

Appendix 1 – Location map

Appendix 1 – Location map

BA/2024/0115/FUL - Staithe Marsh House, The Staithe, Stalham, NR12 9DA



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Planning Committee

24 May 2024

Agenda item number 8

Enforcement update

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

To note the report.

Committee date	Location	Infringement	Action taken and current situation
14 September 2018	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	Unauthorised static caravans (Units X and Y)	<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. October 2018 to February 2019. • Planning Contravention Notices served 1 March 2019. • Site being monitored 14 August 2019. • Further caravan on-site 16 September 2019.

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Site being monitored 3 July 2020. • Complaints received. Site to be visited on 29 October 2020. • Three static caravans located to rear of site appear to be in or in preparation for residential use. External works requiring planning permission (no application received) underway. Planning Contravention Notices served 13 November 2020. • Incomplete response to PCN received on 10 December. Landowner to be given additional response period. • Authority given to commence prosecution proceedings 5 February 2021. • Solicitor instructed 17 February 2021. • Hearing date in Norwich Magistrates Court 12 May 2021. • Summons issued 29 April 2021. • Adjournment requested by landowner on 4 May and refused by Court on 11 May. • Adjournment granted at Hearing on 12 May. • Revised Hearing date of 9 June 2021. • Operator pleaded 'not guilty' at Hearing on 9 June. Trial scheduled for 20 September at Great Yarmouth Magistrates Court. • Legal advice received in respect of new information. Prosecution withdrawn and new PCNs served on 7 September 2021. • Further information requested following scant PCN response and confirmation subsequently received that caravans 1 and 3 occupied on Assured Shorthold Tenancies. 27 October 2021 • Verbal update to be provided on 3 December 2021

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Enforcement Notices served 30 November, with date of effect of 29 December 2021. Compliance period of 3 months for cessation of unauthorised residential use and 4 months to clear the site. 6 Dec. 2021 • Site to be visited after 29 March to check compliance. 23 March 2022 • Site visited 4 April and caravans appear to be occupied. Further PCNs served on 8 April to obtain clarification. There is a further caravan on site. 11 April 2022 • PCN returned 12 May 2022 with confirmation that caravans 1 and 3 still occupied. Additional caravan not occupied. • Recommendation that LPA commence prosecution for failure to comply with Enforcement Notice. 27 May 2022 • Solicitor instructed to commence prosecution. 31 May 2022 • Prosecution in preparation. 12 July 2022 • Further caravan, previously empty, now occupied. See separate report on agenda. 24 November 2022 • Planning Contravention Notice to clarify occupation served 25 November 2022. 20 January 2023. • Interviews under caution conducted 21 December 2022. 20 January 2023 • Summons submitted to Court. 4 April 2023 • Listed for hearing on 9 August 2023 at 12pm at Norwich Magistrates' Court. 17 May 2023 • Operator pleaded 'not guilty' at hearing on 9 August and elected for trial at Crown Court. Listed for hearing on 6 September 2023 at Norwich Crown Court. 9 August 2023.

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Hearing at Norwich Crown Court adjourned to 22 September 2023. 1 September 2023. • Hearing at Norwich Crown Court adjourned to 22 December 2023. 26 September 2023. • Hearing postponed at request of Court, to 8 April 2024 rescheduled date. 16 January 2024. • Hearing postponed at request of Court, to 14 May rescheduled date. 10 April 2024. • Court dismiss Defendants’ application to have prosecution case dismissed. Defendants plead ‘not guilty’ and trial listed for seven days commencing 23 June 2025. 14 May 2024
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 Nov. 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 July 2020. • Appeal start date 17 August 2020. • Hearing scheduled 9 February 2021. • Hearing cancelled. Rescheduled to 20 July 2021. • Hearing completed 20 July and Inspector’s decision awaited.

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Appeal dismissed with minor variations to Enforcement Notice. Deadline for cessation of caravan use of 12 February 2022 and 12 August 2022 for non-traveller and traveller units respectively, plus 12 October 2022 to clear site of units and hardstanding. 12 Aug 21 • Retrospective application submitted on 6 December 2021. • Application turned away. 16 December 2021 • Site visited 7 March 2022. Of non-traveller caravans, 2 have been removed off site, and occupancy status unclear of 3 remaining so investigations underway. • Further retrospective application submitted and turned away. 17 March 2022 • Further information on occupation requested. 11 April 2022 • No further information received. 13 May 2022 • Site to be checked. 6 June 2022 • Site visited and 2 caravans occupied in breach of Enforcement Notice, with another 2 to be vacated by 12 August 2022. Useful discussions held with new solicitor for landowner. 12 July 2022. • Further site visited required to confirm situation. 7 September 2022 • Site visit 20 September confirmed 5 caravans still present. Landowner subsequently offered to remove 3 by end October and remaining 2 by end April 2023. 3 October 2023. • Offer provisionally accepted on 17 October. Site to be checked after 1 November 2022. • Compliance with terms of offer as four caravans removed (site visits 10 and 23 November). Site to be checked after 31 March 2023. 24 November 2022

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • One caravan remaining. Written to landowner's agent. 17 April 2023 • Gypsy and Traveller Accommodation Needs Assessment commissioned. June 2023 • New consultants engaged to undertake Gypsy and Traveller Accommodation Needs Assessment. March 2024.
13 May 2022	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	Unauthorised operation development comprising erection of workshop, kerbing and lighting	<ul style="list-style-type: none"> • Authority given by Chair and Vice Chair for service of Temporary Stop Notice requiring cessation of construction 13 May 2022 • Temporary Stop Notice served 13 May 2022. • Enforcement Notice and Stop Notice regarding workshop served 1 June 2022 • Enforcement Notice regarding kerbing and lighting served 1 June 2022 • Appeals submitted against both Enforcement Notices. 12 July 2022
21 September 2022	Land at Loddon Marina, Bridge Street, Loddon	Unauthorised static caravans	<ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring the cessation of the use and the removal of unauthorised static caravans. • Enforcement Notice served. 4 October 2022. • Enforcement Notice withdrawn on 19 October due to minor error; corrected Enforcement Notice re-served 20 October 2022. • Appeals submitted against Enforcement Notice. 24 November 2022
9 December 2022	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	Unauthorised static caravan (Unit Z)	<ul style="list-style-type: none"> • Planning Contravention Notice to clarify occupation served 25 Nov 2022. • Authority given to serve an Enforcement Notice requiring the cessation of the use and the removal of unauthorised static caravan • Enforcement Notice served 11 January 2023. 20 January 2023. • Appeal submitted against Enforcement Notice. 16 February 2023.

Committee date	Location	Infringement	Action taken and current situation
31 March 2023	Land at the Berney Arms, Reedham	Unauthorised residential use of caravans and outbuilding	<ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring the cessation of the use and the removal of the caravans • Enforcement Notice served 12 April 2023 • Enforcement Notice withdrawn on 26 April 2023 due to error in service. Enforcement Notice re-served 26 April 2023. 12 May 2023 • Appeal submitted against Enforcement Notice. 25 May 2023
2 February 2024	Holly Lodge. Church Loke, Coltishall	Unauthorised replacement windows in listed building	<ul style="list-style-type: none"> • Authority given to serve a Listed Building Enforcement Notice requiring the removal and replacement of the windows and the removal of the shutter. Compliance period of 15 years. • LPA in discussions with agent for landowner. 10 April 2024

Author: Cally Smith

Date of report: 14 May 2024

Background papers: Enforcement files

Planning Committee

24 May 2024

Agenda item number 9

Reedham Neighbourhood Plan- proceeding to referendum

Report by Planning Policy Officer

Summary

The Reedham Neighbourhood Plan and the representations received on the submitted Plan during the publication stage have been subject to an independent examination by a suitably qualified individual who endorsed the Plan, with some changes, for referendum.

Recommendations

To support the Examiner's report and support the Reedham Neighbourhood Plan proceeding to referendum.

1. Introduction

- 1.1. The submitted Reedham Neighbourhood Plan was approved by the Broads Authority at Planning Committee in October 2023. This was followed by a statutory publication period between 18 October and 29 November in which the Plan and its supporting documents were made available to the public and consultation bodies via [Broadland Council's website](#).
- 1.2. During the publication period, representations from different organisations/ individuals were received. The representations can be viewed on the Council [website](#).
- 1.3. These representations were submitted, along with the Neighbourhood Plan and supporting information, to the independent Examiner, Mr Andrew Ashcroft. The Examination was conducted via written representations during January, February and March 2024 (the Examiner deciding that a public hearing would not be required).
- 1.4. Legislation directs that an Examiner considers whether:
 - a) the draft plan meets the 'basic conditions'¹ of a Neighbourhood Development Plan,
 - b) the draft plan complies with the definition of a Neighbourhood Development Plan and the provisions that can be made by such a plan,

¹ [Neighbourhood planning: The basic conditions a draft neighbourhood plan must meet to proceed to referendum - \(www.gov.uk\)](#)

- c) the area for referendum should extend beyond the neighbourhood area, and
 - d) the draft plan is compatible with the Convention rights.
- 1.5. Planning legislation states that once a local planning authority has been issued with an Examiner's report, they must consider the recommendations. If the authority is satisfied with the Examiner's recommendations, then any specified modifications should be made before the Plan proceeds to referendum.
- 1.6. If the Broads Authority and Broadland Council are satisfied then they will need to publicise their decision (a decision statement) and move to a referendum (should that be what the Examiner recommends). If they are not satisfied, then they must refuse the plan proposal and publicise their decision. This decision would be subject to a further six-week consultation, with a possibility of a further independent examination.

2. The Examiner's report

- 2.1. The [Examiner's Report](#) concludes that, subject to amendments (as set out in the Report), the Neighbourhood Plan can proceed to referendum. The Examiner also concluded that the area of the referendum does not need to be extended beyond Reedham parish.
- 2.2. Reedham Parish Council were disappointed that two policies were removed but have decided to proceed to referendum.
- 2.3. It is therefore recommended that Planning Committee support the Examiner's Report and support the Reedham Neighbourhood Plan proceeding to referendum.

3. Next steps

- 3.1. Should the Examiner's recommendations be met with full approval by Broadland Council and the Broads Authority, then a decision statement will then be produced which will be published, along with the Examiner's Report, on the Broads Authority and Broadland Council's website and made available in the other locations. Broadland Council will make the appropriate amendments to the plan as set out in the Examiner's Report.
- 3.2. Should the recommendation be to proceed to a referendum, then the next steps will involve Broadland Council publishing information and giving at least 28 days' notice of the referendum (not including weekends and Bank Holidays). Again, this information will be made available on the Broadland Council and Broads Authority websites and likely made available by Broadland Council.
- 3.3. The referendum date is not known at the time of writing.
- 3.4. If more than half of the people who vote in this referendum vote in favour of the proposal then Broadland Council and the Broads Authority must adopt/make the Neighbourhood Plan as soon as reasonably practicable, unless it considers that this

would breach or be incompatible with any EU obligation or the Human Rights Convention.

- 3.5. This means that, should the referendum result support the Neighbourhood Plan, then the Plan would be subject to Broadland Council and the Broads Authority ratification before it is 'made', although the NPPG says that 'A neighbourhood plan comes into force as part of the statutory development plan once it has been approved at referendum'.
- 3.6. Should the local planning authority propose to make a decision that differs from the Examiner's recommendations (and the reason for the difference is wholly or partly as a result of new evidence or a new fact or a different view taken by the authority about a particular fact) then they:
 - a) Are required to notify all those identified in the consultation statement about this position and invite representations;
 - b) May refer the issue to an independent examination if they think it appropriate.

4. Financial Implications

- 4.1. Officer time in assisting Broadland Council with the Neighbourhood Plan process. Referendum and examination costs have been borne by Broadland Council.

Author: Natalie Beal

Date of report: 09 May 2024

Planning Committee

24 May 2024

Agenda item number 10

Belton with Browston, Burgh Castle and Fritton with St Olaves Neighbourhood Plan- agreeing to consult

Report by Planning Policy Officer

Summary

The Belton with Browston, Burgh Castle and Fritton with St Olaves (Belton area) Neighbourhood Plan is ready to for the next round of consultation – Regulation 16 consultation.

Recommendations

To endorse the Belton area Neighbourhood Plan Reg16 version for consultation.

1. Introduction

- 1.1. The Belton with Browston, Burgh Castle and Fritton with St Olaves (Belton area) Neighbourhood Plan is ready for consultation. The Plan says: ‘This NP contains non-strategic policies to support and add further detail to policies already adopted, specifically for Belton with Browston, Burgh Castle, and Fritton with St Olaves as the designated neighbourhood area. This includes further detail on design, housing, the natural and historic environment, and community services. Where there are policy details missing that are important to the parishes, or where it was felt that a slightly different policy is needed, then new non-strategic Policies have been developed for this NP. Some of the Policies in the following sections are not strictly ‘planning’ related, but it was felt that they were important enough to include in the Plan and identify as ‘Community Actions’. These are actions that the Parish Councils and local community will lead on, rather than come through the planning system.’
- 1.2. This report seeks agreement for public consultation to go ahead. It should be noted that the Broads Authority is a key stakeholder and is able to comment on the Plan. It is likely that a report with these comments will come to the next Planning Committee for endorsement.

2. Consultation process

- 2.1. Great Yarmouth Borough Council will write to or email those on their contact database about the consultation. The Broads Authority will also notify other stakeholders who may not be on the Council's consultee list. The final details for consultation are to be clarified, but the document will be out for consultation for at least 6 weeks.

3. Next steps

- 3.1. Once the consultation ends, comments will be collated and the Parish Council may wish to submit the Plan for assessment. The Parish Council, with the assistance of Great Yarmouth Borough Council and the Broads Authority, will choose an Examiner. Examination tends to be by written representations. The Examiner may require changes to the Plan.
- 3.2. As and when the assessment stage is finished, a referendum is required to give local approval to the Plan.

Author: Natalie Beal

Date of report: 09 May 2024

The following appendices are available to view on Planning Committee - [Planning Committee - 24 May 2024 \(broads-authority.gov.uk\)](#)

Appendix 1 - Design Guidance and Codes

Appendix 2 - Statement of Basic Conditions

Appendix 3 - Local Green Space Assessment

Appendix 4 - Evidence Base

Appendix 5 - Non Designated Heritage Assets Assessment

Appendix 6 - Important Local Views Assessment

Appendix 7 - Consultation Statement

Appendix 8 - Neighbourhood Plan

Planning Committee

24 May 2024

Agenda item number 11

Hoveton Neighbourhood Plan – area designation consultation

Report by Planning Policy Officer

Summary

This report introduces the Hoveton Neighbourhood Plan.

Recommendation

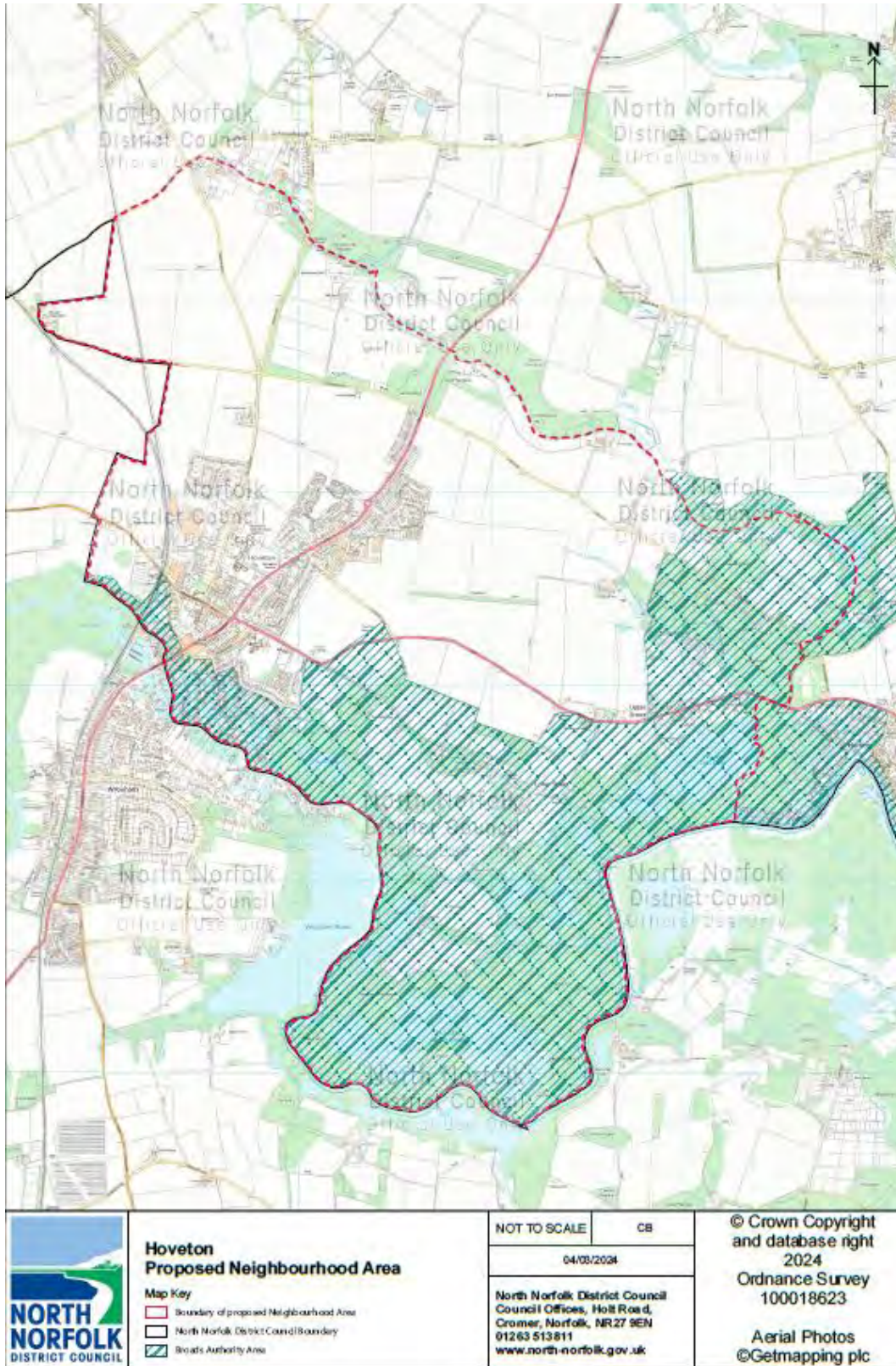
To agree to Hoveton becoming a neighbourhood area to produce a Neighbourhood Plan.

1. Neighbourhood planning

- 1.1. Neighbourhood planning was introduced through the Localism Act 2011. Legislation then came into effect in April 2012 giving communities the power to agree a Neighbourhood Development Plan, make a Neighbourhood Development Order and make a Community Right to Build Order.
- 1.2. A Neighbourhood Development Plan can establish general planning policies for the development and use of land in a neighbourhood, such as where new homes and offices should be built, and what they should look like.
- 1.3. Under the Neighbourhood Planning (General) Regulations 2012, a parish or town council within the Broads Authority Executive Area undertaking a Neighbourhood Plan is required to apply to the Broads Authority and the relevant District Council to designate the Neighbourhood Area that their proposed plan will cover.
- 1.4. An update to the National Planning Policy Guidance removed the previous requirement to consult on the proposal for six weeks, and it is for the Local Planning Authority to agree an area becoming a Neighbourhood Area in order to produce a Neighbourhood Plan.

2. Hoveton Neighbourhood Plan Area

- 2.1. Hoveton Parish Council in North Norfolk has submitted the application for the entire parish to be an area for the purposes of producing a Neighbourhood Plan.



3. About Hoveton neighbourhood area application

- 3.1. The nomination was received on 3 May 2024.
- 3.2. There are no known or obvious reasons not to agree the Neighbourhood Area.

4. Useful links

[Broads Authority Neighbourhood Planning](#)

[Home | Neighbourhood Planning \(north-norfolk.gov.uk\)](#)

[Royal Town Planning Institute neighbourhood planning guidance](#)

Author: Natalie Beal

Date of report: 10 May 2024

Planning Committee

24 May 2024

Agenda item number 12

‘Can Float and Do Float’ Buildings and the Broads

Report by Planning Policy Officer

Summary

The Floating Buildings Topic Paper was discussed at Planning Committee in February. Members asked officers to look into some specific areas and this paper presents the findings. The conclusion is that the initial recommendation of the Floating Buildings Topic Paper still remains. As things stand, it is likely that promoting ‘can float or do float’ homes in the Local Plan will not be possible due to conflict with national flood risk policy.

Recommendation

That Members endorse the Floating Buildings Topic paper.

1. Introduction

- 1.1. At February 2024 Planning Committee, a [paper on Floating Buildings](#) was discussed. Members asked officers to investigate some areas where ‘can float or do float’ dwellings were in place. Members also talked about approaches in other countries.

2. Eel Pie Island, Twickenham

- 2.1. A search on the planning applications database at Richmond Borough Council was undertaken, looking for application for full planning permissions which had been granted on Eel Pie Island. The results are set out at Appendix 1.
- 2.2. These show that since 2000 there have been no planning applications for net new housing, but there have been many replacement dwellings. As a general principle, the replacement of dwellings that have been demolished in areas of flood risk is generally seen as acceptable as the dwelling was already there. Flood risk is still an important consideration for replacement dwellings with risk reduction and resilience measures usually being put in place as part of the redevelopment. In the case of Eel Pie Island and there being some homes that can float, this may be a resilience measure or a measure to address residual flood risk.

3. The Flag House, Riverside Estate, Brundall

- 3.1. This was a net new dwelling on land, designed to float if required. However, this was permitted in 2002 and flood risk policy has changed over the last twenty years or so

and it is probably the case that a net new dwelling in such a location would likely not be permitted. The application details can be found on our [Planning Portal on our website](#).



4. The approach of other countries

- 4.1. It is acknowledged that ‘can float or do float’ homes can be found in other countries. Those countries may have different flood risk policies to England and therefore permit net new dwellings in the functional flood plain. English national flood risk policy does not permit net new residential dwellings in the functional flood plain.

5. Summary and conclusion

- 5.1. The dwellings on Eel Pie Island were permitted before the year 2000 and applications since then have been for replacement dwellings. The dwelling in Brundall Riverside was permitted in 2002.
- 5.2. Other countries may have different policies relating to net new dwellings in the functional flood plain.
- 5.3. It is considered that the initial conclusion of the Floating Buildings Topic paper (Appendix 2) is still in place and that, as things stand, it is likely that promoting ‘can float or do float’ homes in the Local Plan will not be possible due to conflict with national flood risk policy.

Author: Natalie Beal

Date of report: 09 May 2024

Appendix 1 – [Eel Pie Island planning applications assessment](#)

Appendix 2 – [Floating Buildings Topic paper](#)

Eel Pie Island – assessment of planning applications

Introduction

On the advice of the planning officer at Richmond, I queried their system using 'FUL' so as to not include minor applications. This data is correct at 14 February 2024. The number at the start of the application number is the year. The non housing related applications are not included in the list.

Orange is replacement dwelling

Net new dwelling

Extensions

Summary and conclusion

The most recent net new scheme seems to be in the year 2000. Since then, there have been only replacement dwellings and extensions.

Planning summary

Showing applications based on the following criteria:

Of type: **FUL - non householder planning applications (see also COU)**

Where street is : **Eel Pie Island, Twickenham**

List of Cases

- The Haven Eel Pie Island Twickenham TW1 3DY
19/0175/FUL
Demolition of existing one-bedroom, two-storey dwelling and construction of one-bedroom, one-person single-storey dwelling.
- Wild Thyme Eel Pie Island Twickenham TW1 3DY
16/0279/FUL
Demolition of existing single-storey dwelling and creation of new single-storey, single family residential dwelling.
- Wyndfall Eel Pie Island Twickenham TW1 3DY
16/0280/FUL
Demolition of existing single-storey building and creation of new single-storey, single family residential dwelling (Use Class C3 (a)).
- 17 To 18 Aquarius Eel Pie Island Twickenham
15/3071/FUL
Roof and ground floor rear extensions to two existing dwellings.
- The Cottage Eel Pie Island Twickenham TW1 3DY
14/4839/FUL
Demolition of existing house and construction of a new 3 bedroom house.
- Shamrock Eel Pie Island Twickenham TW1 3DY
12/2486/FUL
Erection of a previously approved single new dwelling on site of a demolished single dwelling.

- Hurley Cottage Eel Pie Island Twickenham TW1 3DY
11/2039/FUL
Demolition of existing fire damaged property, and the construction of a new dwelling
- Twickenham Rowing Club Eel Pie Island Twickenham TW1 3DY
10/1657/FUL
Alterations including the erection of a two storey extension rear, first floor extension, modifications to external staircase including first floor covered canopy, replacement escape staircase, fenestration alterations, use of flat floor at first floor as a terrace and new balcony on front elevation.
- Syds Quay And Sans Souci Eel Pie Island Twickenham
10/1095/FUL
Demolition of the existing buildings and erection of a 2-storey building to replace Syds Quay comprising 4 no. B1 use class units and 3 no. 1-bedroom flats, one studio and a 2-bedroom dwelling to replace San Souci.
- Woodford Eel Pie Island Twickenham Middlesex TW1 3DY
07/3295/FUL
Demolition and re-building of the existing cottage.
- Sans Souci Eel Pie Island Twickenham Middlesex TW1 3DY
07/2756/FUL
Demolition of existing buildings and erection of 2 storey units comprising six B1 units, unit for river use, chandlers, B1 space, managers flat, boat dock, pontoon and access ramp and new 2 bedroom house.
- Sans Souci (Syds Quay) Eel Pie Island Twickenham Middlesex TW1 3DY
07/0240/FUL
Demolition of all existing buildings on the site. Erection of two buildings of ground and first floor comprising four B1 workshops and four one bed flats over workshops. Erection of a two-bedroom house. Erection of marine engineering building with boat dock and pontoon.
- 14 And 15 Aquarius Eel Pie Island Twickenham Richmond Upon Thames TW1 3EA
04/3442/FUL
Proposed Single Storey Rear Extension To Both Properties.
- Ripple Eel Pie Island Twickenham Richmond Upon Thames TW1 3DY
04/1572/FUL
Demolition of existing single storey dwelling and erection of a new single storey dwelling. Variation of planning application 03/3350/FUL.
- Shamrock Eel Pie Island, Twickenham
03/3386/FUL
Demolition Of Existing Dwelling And Erection Of A New Dwelling House.
- Ripple, Eel Pie Island Twickenham
03/3350/FUL
Demolition Of Existing Single Storey Dwelling And Erection Of A New Single Storey Dwelling.
- Jacob's Ladder (formerly Mascot), Eel Pie Island Twickenham
01/0736
Proposed Ground Floor Rear Extension.
- Jacob's Ladder (formerly Mascot), Eel Pie Island Twickenham

<u>01/0736</u>	Proposed Ground Floor Rear Extension.
•	Former Eel Pie Marine Land, Eel Pie Island, Twickenham
<u>00/2086</u>	Erection Of A Two Storey Block Of B1 Workshop/studios And B2 Boatyard With Manager's Flat Above.
•	Shamrock, Eel Pie Island Twickenham
<u>00/0086</u>	Demolition Of Existing Chalet And Erection Of New Bungalow.
•	Shamrock, Eel Pie Island, Twickenham
<u>99/1356</u>	Demolition Of Existing Dwelling And Erection Of A Single New Dwelling House.
•	Aquarius Eel Pie Island Twickenham
<u>99/1342</u>	Ground Floor Extension.
•	Shamrock Eel Pie Island, Twickenham
<u>98/2671</u>	Demolition Of Existing Dwelling And Construction Of Replacement Dwelling.
•	12 Aquarius, Eel Pie Island Twickenham
<u>98/2141</u>	Single Storey Rear Extension, New Windows To Side Elevation And Enclosure Screen To Existing Front Porch.
•	1 Aquarius, Eel Pie Island, Twickenham
<u>98/1839</u>	Erection Of A Second Floor To Two Storey House.
•	Former Eel Pie Marine Land, Eel Pie Island, Twickenham
<u>97/2560</u>	Erection Of New Buildings Comprising B2 Boatyard With Manager's Flat Above; Two/three Storey B1 Units And Workshops/studio Building (b1c)/b2.
•	The Nook Eel Pie Island, Twickenham
<u>97/2470</u>	Demolition Of Existing Timber Framed House And Erection Of New Block And Timber Clad House.
•	Former Eel Pie Marine Land Eel Pie Island, Twickenham
<u>97/1652</u>	Erection Of Five, Three Storey Live/work Units Fronting River Thames And Five Single Storey Studio (b1) Units At Rear.
•	Hluhluwe Eel Pie Island
<u>97/0154</u>	Demolition Of Existing Property And Erection Of New Single Storey Three Bedroom Bungalow
•	Hluhluwe, Eel Pie Island, Twickenham
<u>96/2362/FUL</u>	Demolition Of Existing Property And Erection Of New Three Bedroom Dwelling House
•	16 Aquarius, Eel Pie Island, Twickenham
<u>92/1133/FUL</u>	

Addition Of Second Floor To Existing Two Storey Terraced House.
• 'shamrock' Eel Pie Island, Twickenham.
<u>89/1786/FUL</u> Demolition Of Existing Building And Erection Of A New Detached Two Storey Dwelling.
• 1 Aquarius, Eel Pie Island, Twickenham.
<u>89/1450/FUL</u> Single Storey Rear Extension With New Balcony And Balustrading Above
• 2 Aquarius, Eel Pie Island, Twickenham.
<u>89/1449/FUL</u> Single Storey Rear Extension With New Balcony And Balustrading Above
• Shamrock and adjoining plot Eel Pie Island Twickenham
<u>88/1412</u> Demolition of existing building and erection of two detached houses.
• Min Y Don Eel Pie Island Twickenham
<u>85/1264</u> Demolition, rebuilding and enlargement of dwelling house.
• Min Y Don Eel Pie Island Twickenham
<u>85/1264</u> Demolition, rebuilding and enlargement of dwelling house.
• Min y Don Eel Pie Island Twickenham
<u>84/0960</u> Rehabilitation and extension of existing dwelling house. (Amended plans received 16.11.84.).
• Min y Don Eel Pie Island Twickenham
<u>84/0960</u> Rehabilitation and extension of existing dwelling house. (Amended plans received 16.11.84.).
• Land adjacent to Eel Pie Island Slipways Ltd Eel Pie Island Twickenham
<u>84/0746</u> Erection of a 4 bedroom, 2 storey detached dwelling house with ancillary bedsitting room. (Revised drawing No. 834/10A and 11 dated 19.9.84).
• Blinkwater Eel Pie Island Twickenham Middlesex TW1 3DY
<u>84/0553</u> Alterations and conversion of roofspace to form residential accommodation.
• Land adjacent Rivercourt Eel Pie Island Twickenham
<u>83/1514</u> Erection of a two storey building comprising two flats.
• Ivy Castle Eel Pie Island Twickenham
<u>82/1303</u> Provision of a pitched roof and additional accommodation to existing dwelling.
• Copper Beech Eel Pie Island Twickenham
<u>82/1213</u> Erection of two single storey extensions; alterations including new roof and verandah.
• Hluhluwe Eel Pie Island Twickenham
<u>80/1597</u> Erection of single storey side extension.

- Copper Beech Eel Pie Island Twickenham
80/1119
Erection of three single storey extensions to provide kitchen, living room extensions and two bedrooms.
- Vics Tub Eel Pie Island Twickenham
80/0955
Erection of a single storey dwelling house.
- The Moorings Eel Pie Island Twickenham
80/0595
The erection of a single storey side extension with pitched roof.
- Sycamores Eel Pie Island Twickenham
80/0552
Erection of a single storey extension to provide new bedroom.
- Copper Beech Eel Pie Island Twickenham
79/1277
Erection of one and two storey extensions and construction of new first floor.
- Vics Tub Eel Pie Island Twickenham
79/1040
Erection of a detached single storey dwelling.
- Vics Tub Eel Pie Island Twickenham
78/0948
Erection of a detached single storey dwelling.
- Vics Tub Eel Pie Island Twickenham
77/1264
Demolition of existing building and the erection of a two storey dwelling house.
- Vics Tub Eel Pie Island Twickenham
76/1345
Demolition of existing building and the erection of a detached two storey dwelling house, together with a single storey annexe containing a swimming pool.
- Min-Y-Don Eel Pie Island Twickenham
76/0131
Demolition of existing buildings and erection of a terrace of six houses and one bungalow.
- Min-Y-Don Eel Pie Island Twickenham
76/0131
Demolition of existing buildings and erection of a terrace of six houses and one bungalow.
- River Court Eel Pie Island Twickenham
73/2042
Erection of three-storey extension to existing block of flats comprising three bed-sitting room units.
- Site of Dock and Slipway Eel Pie Island Twickenham
73/1104
Demolition of existing riverside building and erection of four studio houses; provision of improved residents and boatyard facilities; erection of new chandlery store and showroom and erection of a public footbridge to Ham Lands.

- The Haven Eel Pie Island Twickenham
73/1041
Demolition of the existing single-storey dwelling and the erection of a part two-storey, part single-storey dwelling comprising ground floor lounge, kitchen and sauna bath and first floor bedroom and balcony.
- Site of Dock and Slipway Eel Pie Island Twickenham
73/0873
Demolition of existing building and erection of four two-storey terraced houses with boathouses under, provision of terraces and gardens, and extension of existing basin to provide berths for 20 boats.
- Sunrise Eel Pie Island Twickenham
73/0501
Erection of first floor extension to provide self-contained flat.
- Site of Island Hotel Eel Pie Island Twickenham
72/0063
Erection of 18 two-storey houses in three terraces of six houses each and layout of terracing and gardens.
- Sunrise Eel Pie Island Twickenham
71/1268
Erection of first floor addition to provide a self-contained flat.
- Island Hotel Site Eel Pie Island Twickenham
71/0444
Erection of 20 2/3 storey houses in two terraces of 10 houses on former hotel site.
- Plot 7 Eel Pie Island Twickenham
70/1328
Erection of detached bungalow.
- Plot 7 Eel Pie Island Twickenham
70/0090
Erection of two-storey dwelling house.
- Plot 7 Eel Pie Island Twickenham
69/1708
Erection of two-storey dwelling house.
- Desdemona Eel Pie Island Twickenham
67/0283
Erection of a bungalow.
- Twickenham Rowing Club Eel Pie Island Twickenham
66/0413
Erection of two storey extension to provide small boat store with boatman's flat and indoor training room over.
- Desdemona Eel Pie Island Twickenham
65/1570
Erection of bungalow.
- The Nook Eel Pie Island
65/0920
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- Palm Beach Eel Pie Island Twickenham

<u>65/0548</u>	Erection of 15 units of residential accommodation.
• <u>land rear of Rowing Club Premises Eel Pie Island Twickenham</u>	
<u>65/0579</u>	Erection of a three-storey block of six studio flats.
• <u>The Nook Eel Pie Island Twickenham</u>	
<u>65/0468</u>	Extensions to existing dwelling.
• <u>Land In Eel Pie Island (r/o Rowing Club H.Q.) Twickenham</u>	
<u>64/0913</u>	Erection of 3 flats.
• <u>The Captains Cabin Eel Pie Island Twickenham</u>	
<u>63/0032</u>	Erection of detached brick dwellinghouse.
• <u>The Captains Cabin Eel Pie Island Twickenham</u>	
<u>62/1121</u>	Erection of detached brick dwellinghouse.
• <u>The Captain Cabin Eel Pie Island Twickenham</u>	
<u>62/1026</u>	Erection of detached brick bungalow.
• <u>Between Twickenham Rowing Club And Eel Pie Island Hotel Eel Pie Island Twickenham</u>	
<u>62/0636</u>	Erection of 3 storey building comprising one maisonette and one flat.
• <u>Plots 1, 2, 4 and 5 Eel Pie Island Twickenham</u>	
<u>61/0991</u>	Erection of a bungalow.
• <u>adjoining Rowing Club Eel Pie Island Twickenham</u>	
<u>61/0823</u>	Erection of a dwelling house.
• <u>Kuala Lumpar Eel Pie Island Twickenham</u>	
<u>60/0311</u>	Erection of a dwelling house.
• <u>Plot 6 Eel Pie Island Twickenham</u>	
<u>59/0624</u>	Erection of a bungalow.
• <u>Eel Pie Island Twickenham</u>	
<u>47/8293</u>	Erection of a bungalow on plot 6/7.
• <u>Plot no. 7 Eel Pie Island Twickenham</u>	
<u>47/7049</u>	The erection of a bungalow.
• <u>Eel Pie Island Twickenham</u>	
<u>47/6130</u>	The erection of seven bungalows.
• <u>Eel Pie Island Twickenham</u>	
<u>47/5813</u>	

	The erection of seven bungalows.
•	Eel Pie Island Twickenham <u>47/5812</u> The erection of seven bungalows.
•	Eel Pie Island Twickenham <u>47/5811</u> The erection of seven bungalows.
•	Eel Pie Island Twickenham <u>47/5810</u> The erection of seven bungalows.
•	Eel Pie Island Twickenham <u>47/5559</u> The erection of 7 bungalows.
•	On The Site Of Copper Beech Eel Pie Island Twickenham <u>47/3225</u> The erection of a detached bungalow.
•	Wild Thyme Eel Pie Island Twickenham <u>47/1622</u> The addition of verandah, bathroom and porch to existing bungalow.
•	Wild Thyme Eel Pie Island Twickenham <u>47/0698</u> The addition of verandah, bathroom and porch to existing bungalow.
•	Sunrise Eel Pie Island Twickenham <u>47/0394</u> The erection of additions to the bungalow.
•	Encampment Tea Gardens Eel Pie Island Twickenham <u>47/0455</u> The erection of a boat store and bungalow.

An investigation into the technical issues related to 'do float' and 'can float' homes

Local Plan for the Broads

May 2024

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1 Introduction

As the Local Plan for the Broads is reviewed, there is the opportunity to consider new areas that it could cover and address; buildings that do float or can float is one of those areas.

This type of building is new to the Broads, so this paper looks into the technical issues to consider relating to buildings that do float or can float.

A lot of this work is based on and expands on the thesis completed by a former colleague at the Broads Authority: “Can Floating Buildings Provide the Resilient Communities Needed in Cities?” By George Papworth, 2017 – from now on referred to as ‘the thesis’.

2 Different types of floating or can float buildings

We have identified 5 categories of floating or can float buildings. Category A is already addressed in the Local Plan for the Broads when relevant to planning. The aim of this note is to discuss category D and E. The categories are as follows:

2.1 Category A: Navigable boats that are lived on.

These are boats that are self-propelled and not fixed to any one location. Locally, these are also called live-abords. They can use residential moorings and occupants would have a base to moor the boat whilst being able to go travelling, ultimately returning to the same base. The Local Plan has a policy relating to applications for these schemes (residential moorings), as well as allocates land for such schemes. Other users are continuous cruisers, who navigate the Broads (and potentially other waterways) on a continuous basis. They do not have a permanent base on the Broads. These people tend to cruise around the Broads and moor at short term moorings.

2.2 Category B: Boats that are not navigable – houseboats.

The classification of houseboats is the one that currently benefits from a definition under the British Waterways Act 1971, which considers a houseboat to be ‘any boat or barge or any vessel or structure used or intended to be used for human habitation, but does not include any boat, barge, vessel or structure which is used for navigation’. The difference between a houseboat and a building on a raft or pontoon (Category C) was given consideration in East Staffordshire (26/03/2007 DCS No 100-048-045), where although the use of the word ‘structure’ was unclear it was determined that there was a considerable difference between a boat designed or converted into residential accommodation and a flat pontoon on which a timber chalet had been erected. Therefore, houseboats can be further defined as being either purpose-built boats for residential use, or boats that have been converted or adapted internally for residential uses, like a former barge; in both cases they can no longer move under their own power and would be semi-permanently attached to the bank via services.

2.3 Category C: Buildings on rafts/pontoons.

Unlike Categories A and B, these are not purpose-built boat structures, but are in the form of an adapted, commonly non-floating structure, like a caravan or a shed, placed on a floating raft or pontoon.

They would be considered a vessel under the Broads Act 2009, but that would not make them exempt from planning control.

Under existing case law, the size, level of permanence and physical attachment would determine whether they were considered operational development. However, no one factor is considered decisive (APP/E9505/C/10/2134003 & 2134010).

In the Broads, these are generally not supported as they can have landscape impacts. But the Local Plan says that such schemes will be considered on a case-by-case basis. And whilst the residential moorings policy does not necessarily relate to these schemes, the criteria within that policy will be of importance when considering such schemes. See [Appendix 3](#), [Appendix 4](#), [Appendix 6](#) and [Appendix 8](#).



Buildings on pontoons, near Beccles (Broads Authority, 2016). These have been replaced and this website shows images of the current buildings on pontoons: [Stay in Beccles, self-catering accommodation — Hippersons Boatyard](#).

2.4 Category D: Do float buildings.

These are purpose-built structures, but not boat structures. They are similar to can-float (Category E) in that they would typically be fixed in one location by piled supports with no intention of being navigable, but the key element is that they are designed to float for the majority of the time. Additionally, they can be/have:

- **attached to piles.** Would not move along the waterbody. Would float up and down with the tide but are attached to piles in the river with no technical or mechanical involvement.
- **mechanical structures.** These are more technical with mechanical structures that aid the building to move up and down with the tide.



Do float homes in IJburg, Netherlands (Keiren, 2016)

2.5 Category E: Can float

These are structures that are predominantly built over dry land and as a form of flood resilience are designed to float only during a flood event. They are able to float if needed. The typical form of construction utilises a watertight basement, which acts as a flotation chamber, with the structure kept in position by piled support. Therefore, by design they are never intended to move on the water from their fixed pile location. Also see [Appendix 5](#).



Can-float home in Maasbommel, Netherlands (Keiren, 2016)

2.6 Key message

There are 5 types of floating construction that could be lived on/in. Categories A, B and C (residential moorings, houseboats and buildings on rafts or pontoons) are considered to fall outside of the term 'floating building' used in this paper. This paper focuses on Category D "do float homes", and Category E "can float homes".

3 Flood risk

A significant matter to consider when assessing floating buildings relates to flood risk. For both categories of can float and do float homes, we will discuss in this section: vulnerability, sequential test, resilience and access and egress.

3.1 Vulnerability

National and local policy is clear – vulnerable land uses are generally not suitable in areas of flood risk.

[Appendix 1](#) shows the vulnerability classifications and what type of land use falls into which classification. [Table 3 of the NPPG](#) shows the flood risk vulnerability and flood zone compatibility.

There is no mention of floating homes/buildings in national policy. Floating homes/buildings are not included in the NPPG vulnerability tables as a separate land use.

The NPPG Flood Risk Vulnerability Classification (see Table 2 in [Appendix 1](#)) has a water compatible section. But floating buildings are not mentioned in that section. The only reference to water-based accommodation is for ‘Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan’, i.e. if it is essential to support the other types of water compatible development listed in the water compatible section.

One approach would be to use the nearest classification:

How the floating building is proposed to be used	Equivalent land use in the NPPG Flood Risk Vulnerability Classification	Vulnerability class	Flood risk vulnerability and flood zone compatibility Flood zone 3a	Flood risk vulnerability and flood zone compatibility Flood zone 3b
Permanent residential or holiday accommodation	Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.	More vulnerable.	A ‘more vulnerable’ land use in flood zone 3a would need an Exceptions Test.	A ‘more vulnerable’ scheme in flood zone 3b should not be permitted.

'Can float' buildings may be in flood zone 3b – the functional flood plain. As demonstrated in the previous table, if the nearest classification is used, such proposals would fail national flood risk policy and therefore should not be permitted.

'Can float' buildings may potentially be in flood zone 3a. Dwellings in flood zone 3a need to pass the exceptions test. Such dwellings can be assessed using the usual local and national policies and therefore, it could be argued, don't need to be able to float if they pass all the tests. In that case, the ability to float could be a way of meeting the requirements of the exceptions test and address any residual flood risk. That is to say, the policy approach for dwellings in flood zone 3a seems to already be in place.

'Do float' buildings, however, are more likely to be in the waterbody and the Environment Agency have confirmed that the waterbody is classed as flood zone 3b – the functional flood plain. Based on the 'more vulnerable' classification, they would fail national flood risk policy and therefore should not be permitted.

The Thesis concluded that floating buildings are considered as normal land-based buildings: "Having reviewed the Local Plans of all the LPAs in London, as was anticipated the overwhelming majority of adopted plans have no reference or discussion on floating buildings, as they are still considered a standard land-based construction. This was a key point raised by the responses from the developers in the survey, as they listed that the treating of a floating building as a 'normal' building was a key constraint. It appears that both the existing case law and developers are perceiving floating buildings as a distinct classification apart from 'normal' land-based development. The inevitable policy lag is creating a policy vacuum in which forthcoming applications may need to be determined. The fall-back response from the EA and the LPAs at present is to consider them as 'normal' buildings."

The issue therefore seems to be that there is no distinct classification for can float and do float homes. So, they are considered as normal buildings and not being a type of building of their own – and as a result of the 'more vulnerable classification' they should not be permitted in some flood zones (as discussed previously).

3.2 Sequential Test

According to national policy and guidance¹, the sequential test does not apply to the following applications:

- Located in flood zone 1 (unless the Strategic Flood Risk Assessment indicated there may be flooding issues now or in the future)
- Minor development
- Change of use, although it does apply for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site

¹ <https://www.gov.uk/guidance/flood-risk-and-coastal-change#Sequential-Test-to-individual-planning-applications>

- Allocated in local plans

The sequential test applies to applications that are not in the list above.

The Flood Risk SPD² elaborates on certain aspects of the sequential test to aid its appropriate application in the Broads.

Turning to relevance of the sequential test to can float and do float homes, it is expected that the sequential test will be required as these schemes are likely to be in flood zones 3a or 3b.

The issue arises that the actual use that a can float or do float home seeks to provide (residential or tourism) do not have to be on water or near to water. It can be argued that these land uses can be developed on land. The applicant may *want* to provide these uses through can float or do float homes, but there does not seem to be a *need*. So, it seems that the sequential test could be difficult to pass for can float and do float homes.

Looking at some examples, the scheme in West Berkshire – [see Appendix 2](#), the Local Planning Authority argued that the floating buildings did not pass the sequential test. This case was not tested at appeal. That being said, the building on a raft at [Appendix 6](#) was permitted and seems to have passed the sequential test.

3.3 Resilience

The Flood Risk SPD for the Broads³ refers to flood risk resilient buildings. This tends to be about reducing the amount of water that enters a building in an area liable to flood, as well as ensuring speedy recovery when flood waters subside. Perhaps not all typical flood resilient guidance is appropriate to do float and can float homes, but fundamentally, the design of the building is important in terms of floating and being able to float.

3.3 Access and Egress

As set out in the following paragraph, schemes for can and do float would no doubt require site-specific flood risk assessments. A key aspect of considering flood risk will be demonstrating that a development will be safe and part of this includes access and egress and ensuring this is in place for the lifetime of the development. The NPPG goes on to say that this is an early important consideration as it may affect the final design.

In the Broads, can float homes would likely have access and egress through the functional flood plain. Do float homes are themselves probably in the flood plain and so at least part of the access and egress would also be in the flood plain.

It will be important to understand the access and egress to an area of lower flood risk, rather than just to/from the building itself.

3.4 Policy Requirements

Any application would need to be accompanied by a site-specific flood risk assessment. They would also need a flood response plan. The sequential test and exceptions test would be

² [Broads-Flood-Risk-SPD-2020.pdf \(broads-authority.gov.uk\)](#)

³ [Broads-Flood-Risk-SPD-2020.pdf \(broads-authority.gov.uk\)](#)

required, as appropriate. The Flood Risk SPD includes guidance and requirements and would be of relevance to any scheme.

3.5 Other important considerations

Flood storage – advice from Norfolk County Council LLFA: ‘for the do float house providing there was a suitable range on the dolphins then it would be no different to a pontoon in terms of flood storage. While for the can float there would be a loss of flood storage it should be minimal, although it would need to be proven. For example, dependent on the construction approach would depend on whether water could enter the chamber readily during low return period events. If this is not the case, meaning the dry dock is disconnected from the floodplain then there would be a minor loss of floodplain that would need to be compensated’.

EA considerations – see [Appendix 11](#) for more information, but to summarise the main considerations:

- The nature of the flooding in the proposed location and the impact it could have on the development and its users.
- What needs to be done to ensure it is safe in the event of flooding in the proposed location in the context of its users.
- What needs to be done to ensure the floating structure will be adequately secured in the event of a flood in the proposed location, considering the risk if the proposed development becomes mobile in the event of a flood (for example, if downstream of the location there are bridges, if the structure became mobile it could cause a blockage and increase flood risk elsewhere).
- Purpose-built floating structures that cannot be used for navigation (e.g. floating mobile homes or chalets) are often attached to pontoons and therefore more susceptible to being damaged and swept away in a flood. This places their occupants and others at greater risk.
- Where floating structures are proposed, it is our preference that they should be passive structures rather than require any active intervention by a third party to enable their floating function (e.g. development rises and falls with the water level without any active intervention to enable this to happen).

3.6 Key message

Floating buildings are not treated differently to land-based buildings in national policy. As such, residential in flood zone 3b should not be permitted. In flood zone 3a, residential needs the exceptions test. But the sequential test will be difficult to pass as tourism accommodation and market residential do not have to go on water.

4 Impact on navigation, impact on width of waterway

4.1 Purposes of the Broads Authority

One of the purposes of the Broads Authority is to protect the interest of navigation. There are various byelaws to be aware of and also policies in the Local Plan.

4.2 Policies in the Local Plan for the Broads

Section 23 of the [Local Plan](#) is about navigation. Key extracts from the Local Plan are as follows:

SP13 says:

The water space will be managed in a strategic, integrated way and navigation and conservation interests will be maintained and enhanced.

Navigable water space will be protected and enhanced through: i) The careful design of flood alleviation/protection projects; and ii) Avoiding development and changes in land management which are detrimental to its use

DM31 says:

Developments that support and encourage the use of waterways [inter alia] will be permitted (subject to other policies in this Local Plan) provided that they:

- a) Would not adversely impact navigation;
- b) Would not result in hazardous boat movements;
- c) Would not compromise opportunities for access to, and along, the waterside, access to and use of staithes, or for waterway restoration;
- d) Are consistent with the objectives of protecting and conserving the Broads landscape and ecology, including the objectives of the Water Framework Directive;
- e) Are consistent with the light pollution policy; and
- f) Would not prejudice the current or future use of adjoining land or buildings.

As mentioned previously, residential moorings, for navigable vessels that are lived on, is covered in the Local Plan. As part of policy DM37, the impact on navigation is a key consideration.

Further, DM37 directs residential moorings to marinas, boatyards and basins (in certain locations, see later) or in Norwich. The requirement for such moorings to be in marinas, boatyards and basins reflects that these areas are not main navigation channels and that siting residential moorings there would have no impact on navigation. The residential moorings guide⁴ refers to certain specific moorings to be permitted for residential moorings or may want an area to be permitted with a maximum number of residential moorings within that area, to reflect the operations of the marina or boatyard or site. The potential to impact navigation would be a key consideration for such moorings in Norwich.

⁴ [Residential moorings guide \(broads-authority.gov.uk\)](#)

4.3 Byelaws

The impact of a scheme on navigation is a key consideration for the Broads Authority and there are byelaws to ensure this.

4.4 Key messages

Do float homes will need to ensure they do not impact on navigation. In terms of can float homes, the requirement will be similar as, whilst they will not be on water, they will still need to be designed to ensure their floating mechanism does not cause an impact. Another consideration would be any part of can float homes protruding into or over the water.

5 How water flows around the building

5.1 Summary of research

It is not very likely that the impact of can float and do float homes will become a key issue regarding flow of water in main channels, as the navigation impact is the primary issue. That is to say that if a development were to protrude into the navigation channel, it may not be acceptable due to that particular impact. More generally, something that floats might not affect the flow of water; however, there could be a cumulative impact depending on the infrastructure required, for example if there are a number of piles.

5.2 Example policy wording

Taking an example of policy wording elsewhere in the country, Wandsworth Council's emerging Local Plan policy LP62 refers to 'unacceptable harm to the operation of the river regime'. Following this wording up with Officers at the Council, they said that the phrase, 'unacceptable harm to the operation of the river regime' refers to the pattern of the river's flow over time and unacceptable impacts could involve a significant change in speed or direction of the river as this could lead to erosion or other impacts further along.

5.3 Key messages

It would seem prudent for any policy to address the issue of the potential for impact on the river regime.

6 Connections to utilities

6.1 Examples

Locally, the buildings on rafts at Hippersons Boat Yards do not have gas connections, but water and sewage are supplied via pipes (plastic, semi-flexible) and electricity is via an armoured cable.

The West Berkshire case study at [Appendix 2](#) says 'each property is serviced via flexible pipes to allow continuous connectivity for incoming electricity, water and telecoms and removal of wastes during a flood event'.

6.2 Key messages

Both types of floating homes would rise and fall with the water level, so the potential for such movement will need to be designed in when providing utilities. As is discussed later in the document, in terms of foul water, it is expected (policy DM2 of the Local Plan) that schemes will be connected to a foul sewer unless proven not to be feasible.

7 Construction techniques

7.1 Summary of research

It seems that there are a few different ways to construct can and do float homes. It depends on how the building would be transported to the site and if there is a dry dock present.

The hull could be constructed off site and then floated into position. Or it could be driven from the factory to position; but the width of the roads used to access the site would affect the size of the building. The super structure would then be built on site and a dry dock seems to be a useful feature nearby to help with building.

7.2 Key messages

Anyone proposing a can float or do float home will need to consider how and where the building would be constructed and transported and put into place. This would be considered at the planning application stage.

8 Mortgage and insurance

8.1 Summary

Whilst not necessarily a planning matter, the ability to secure a mortgage may be a key aspect that needs confirmation before building a floating home.

Insurance tends to be a marine-type insurance, but there are examples where floating homes have insurance. The ability to secure insurance may be a key aspect that needs confirmation before building a floating home.

8.2 Key messages

Anyone wanting to develop a floating home, wishing to rely on the building being mortgageable and insurable, will need to seek confirmation in advance. This could affect how the building is designed and secured which may be relevant to the determination of any planning application.

9 Where could can float and do float homes be allowed?

9.1 Policies of the Local Plan

As with all homes, how they are used could vary. Can float and do float homes could be permanent residences (including affordable housing), holiday accommodation or second homes. The related policies in the Local Plan would therefore be of relevance whereby we treat floating homes the same as land-based equivalent:

- For permanent residential, the policies in section 24 of the Local Plan will be of relevance, especially the location criteria of within a development boundary.
- For holiday accommodation, section 22 of the Local Plan is of relevance.
- In terms of second homes, the Local Plan says 'holiday homes that will be occupied as second homes are not considered as holiday accommodation for the purpose of this policy, but as new dwellings'.

Another type of development that has location criteria set out in the Local Plan is residential moorings. The location criterion of the residential moorings policy in the Local Plan, DM37 says *'is in a mooring basin, marina or boatyard that is within or adjacent to a defined development boundary or 800m/10 minutes walking distance to three or more key services (see reasoned justification) and the walking route is able to be used and likely to be used safely, all year round or is in Norwich City Council's Administrative Area'*. There could be potential to use this location criteria within any policy for floating homes.

It should be noted that these policies will be reviewed and updated and potentially amended as part of the new Local Plan, so some elements could change.

9.2 Other considerations

It will be essential that nearby land uses are considered. For example, the amenity issue if proposing such homes in a working boatyard or marina or schemes next to public rights of

way. The impact on navigation would be an important consideration, as discussed earlier in this paper.

Schemes would need to think about whether any placement of floating homes could pose a risk to future restoration projects. If it results in development of part of a floodplain, it may become harder to rewet other parts of the floodplain if it is seen as making those other parts more likely to have higher floods.

9.3 Key messages

Any Floating Homes policy will require location criteria. There are already such criteria for land-based dwellings and residential moorings in the Local Plan that could be used.

10 Costs and viability

10.1 Discussion

The cost of land is a cost factor to consider when planning schemes.

Do float homes are on the water. Parking provision, access and egress elements of schemes will be on land. In the Broads, the riverbed is owned either by the City Council or Crown Estate and some Broads may be privately owner. So, some arrangements would need to be put in place if an applicant wanted to use the riverbed. The financial implications as regards an agreement about the use of the riverbed would probably impact on viability.

Can float homes are in the flood plain, on land, so it is presumed there will still be a land cost to consider. Indeed, the West Berkshire case study at [Appendix 2](#) implies that can float homes cost twice as much to build as land-based homes, which are not in the flood plain.

Policy requirements need to be viability tested during the Local Plan stage. The viability of can float and do float homes could be assessed as a development type as part of that process if a policy was taken forward.

Floating homes will probably still need to meet the various requirements of the Local Plan such as affordable housing and open space provision, depending on scale of the schemes.

10.2 Key messages

It is not clear at this stage how the cost of can float and do float homes, in particular any land cost and any extra construction cost, could impact on viability and therefore policy requirements and planning obligations., If floating homes are taken forward in the Local Plan, the viability work would look into the viability of the policy.

11 Planning related issues/considerations

11.1 Policies of the Local Plan for the Broads

All policies of the local plan would be relevant. For example, buildings would be designed to be energy efficient and water efficient. They would be expected to dispose of foul water up the hierarchy listed in DM1. Depending on scale, they would need to address the requirements relating to affordable housing and open space. Other planning related issues are discussed

elsewhere, such as impact on peat, dark skies, navigation, viability, utilities, design and flood risk, some of which have been discussed in this paper.

11.2 Key messages

Many policies of the Local Plan for the Broads will be relevant and important in considering such schemes.

12 Constraints to can float and do float homes

The Thesis includes thoughts and queries from planning officers and developers about what constraints there could be to can and do float homes. For this paper, the thoughts and queries have been grouped, with commentary provided by the Planning Team, in italics.

- River amenity harm, character and appearance of the area. Design and appearance, appropriateness to character. *These are all important considerations. The importance of design is more prominent in national policy. Impact on the built and landscape character and design have always been important considerations when determining any application in the Broads so, as a Local Planning Authority, the Broads Authority is experienced at considering these issues. Perhaps this is where the location section of this paper, [section 9](#), is of relevance. That is to say that, like residential moorings, floating homes could be in marinas and boatyards.*
- Servicing. *It is presumed that this refers to utilities. This is discussed earlier in the document at [section 6](#). There could be other considerations such as bins, cycle storage, car parking, but these could be provided in the usual way as for land dwellings and residential moorings.*
- Management and operation. *There will need to be an element of ongoing management and maintenance. For schemes for individual floating homes, could the onus be on the owner? Where there are joint elements of a scheme, then there may be some kind of management, similar to flats. This will be for the operator and scheme promoter to consider and put in place.*
- Public access and use, continued waterway access, interference with navigation on rivers; rivers should be for the public to enjoy and floating structures/buildings should allow for enjoyment for all, e.g. for pleasure craft, and not permanent residences. Development of floating structures would limit the useable channel and cause safety issues. Floating buildings would conflict with other water uses, e.g. recreational activities. Obstruction of the waterway. *This is addressed at [section 4](#) where the impact on navigation is discussed. Again, perhaps this is where the location section of this paper, [section 9](#), is of relevance; like residential moorings, floating homes could be in marinas and boatyards.*
- Obstruction of the towpath/adjacent land. *Again, perhaps this is where the location section of this paper, [section 9](#), is of relevance; schemes would not be acceptable where they interfere with towpath and adjacent land or cause amenity issues.*
- Anti-social behaviour. *It is not clear how anti-social behaviour experienced by those living in can and do float homes would be any worse or different to those living in land-based dwellings. Perhaps being located in marinas or boatyards could add greater protection, if any more were needed?*
- Flood/tidal defence harm. *Flood risk, especially if structures become loose during flood event. I would assume that floating buildings are designed to approved standards that could withstand tidal changes. As a flood risk manager, my concern would be both flood risk to the development itself (particularly if residential accommodation) and from the development. Static waterbodies may be more appropriate for floating buildings and these have been common place in places like Denmark*

and Holland. There are examples also in the UK. I would be concerned with potential loss of flood storage or reduction in conveyance, as well as ensuring that occupants of the building have safe access and egress during times of flood. [Section 3](#) discusses flood risk.

- Location. This is discussed in [section 9](#).
- Lack of knowledge and expertise of delivering this type of building, lack of specialised contractors/builders to work on water for what needs to be looked at as "normal" houses. *Noted and that may will be an issue.*
- Lack of insurance. Discussed at [Section 8](#)
- Lack of funding, most in the UK have been self builds. *Noted, but this is not necessarily a planning issue. It would be for a scheme promoter to design and deliver a scheme within their budget.*
- Lack of knowledge and understanding of NPPF. Councils and the EA are very resistant to change even if it is within the rules. The EA treat a floating structure as a normal building. *It is not clear how there is a lack of understanding of the NPPF and national policy as a whole in relation to floating buildings. There is no part of national policy that refers to floating homes, as discussed in the [flood risk section 3](#).*

13 Case Studies

Appendices 2 to 10 inclusive discuss some case studies of the various types of floating buildings around the UK that have applied for permission. This is not every single one – it is a selection that have been identified during researching this paper. The case studies talk about the key issues regarding the applications, in particular flood risk and whether it was permitted or not.

The case studies are:

[Appendix 2: Case Study – West Berkshire Council, Theale Lake – scheme involving can float homes.](#) It is important to note that this scheme is on a lake and not a river and that could be why flood risk was not necessarily a main issue. Indeed, concerns about flood risk were not reasons for refusal of this scheme. But the scheme did fail the sequential test, but that was not seen as a refusal reason on its own. It seems that the design and location of the entire scheme as well as ecological concerns and concerns regarding a bridge were the main reasons for refusal. It is interesting that, on demonstrating a safe access and egress and that flood risk would not be increased elsewhere, the EA withdrew their objection.

[Appendix 3: Case Study - The Chichester Prototype](#) Note that this looks like it is a building on a raft or pontoon – category C.

[Appendix 4: Case Study - Brockholes floating visitor village](#) Note that this looks like it is a building on a raft or pontoon – category C.

[Appendix 5: Case Study – replacement dwelling - Amphibious House](#) Note that this is a replacement dwelling, so there is no increase in flood risk. There is a wet dock that can be

flooded when river level rises. Inside wet dock is floating home. Dolphins to guide it up and down. Note that this looks like it is a can float building – category E.

[Appendix 6: Case Study - Erection of a single storey, three bedroomed floating house, Worcester.](#) Note that this looks like it is a building on a raft or pontoon – category C. In their comments, the EA seem to remind the Council of national flood risk policy and how this scheme seems to relate to that. Comments also relate to structural integrity of the scheme. The sequential test says ‘In this case, the developer’s needs are very specific, for a floating house located in the river with two additional conventional residential units. No equivalent alternative is available, and any alternative would necessarily have a similar risk profile’. As noted in section 3.2, this seems to reflect what the applicants wants rather than need.

[Appendix 7: Case Study - Ashwicken Lake, West Norfolk](#) This application was withdrawn. Again, this is on a lake and therefore flood risk may not be a main issue.

[Appendix 8: Case Study 4 floating holiday pods](#) Note that this looks like it is a building on a raft or pontoon – category C. The EA response confirmed that this lake is flood zone 1 and therefore flood risk is not an issue. This was subject to an appeal, but not in relation to flood risk:

[Appendix 9: Case Study: Flag House, Brundall, Norfolk](#) This is a net new dwelling, permitted in 2002, on land that used to flood. It is a can float building, floating when needed.

[Appendix 10: Case Study – Eel Pie Island](#) An assessment of the planning applications at the island shows that in the last twenty years, there have not been any net new dwellings, rather replacements dwellings. This could reflect changes to flood risk policy.

14 Conclusion

This paper discusses some topic areas related to can float and do float homes. Those topic areas are as follows, but there may be other topic areas to consider.

- Different types of floating or can float buildings
- Flood risk
- Impact on navigation, impact on width of waterway
- How water flows around the building
- Connections to utilities
- Construction techniques
- Mortgage and insurance
- Where could can float and do float homes be allowed?
- Costs and viability
- Planning related issues/considerations
- Constraints to can float and do float homes

The main constraint to promotion/development of can float and do float homes is that of flood risk as schemes are likely to be contrary to national policy on flood risk. There seems to be no

route through national flood risk policy that would allow for do float and can float homes in flood zone 3b, including the waterbody itself.

As things stand, it is likely that promoting can float or do float homes in the Local Plan will not be possible due to conflict with flood risk policy.

Appendix 1: NPPG Flood Risk Vulnerability Classification

Source: [Flood risk and coastal change - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

Yellow highlights show reference to dwellings and houses and homes.

Table 2: Flood risk vulnerability classification

Essential infrastructure

- Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.
- Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood.
- Wind turbines.

Highly vulnerable

- Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding.
- Emergency dispersal points.
- Basement dwellings⁵.
- Caravans, mobile homes and park homes intended for permanent residential use⁶.
- Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure').

More vulnerable

- Hospitals
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels⁷.
- Buildings used for dwelling houses⁸, student halls of residence, drinking establishments, nightclubs and hotels.
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill* and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan⁹.

⁵ It is not likely that floating buildings will be provided as basement dwellings. So, this is not relevant to floating buildings.

⁶ It seems that houseboats and buildings on rafts or pontoons used for permanent residential dwellings could fall into this category.

⁷ It seems unlikely that these land uses would be provided through the use of floating buildings, so this category does not seem relevant.

⁸ This seems the most relevant category for can float and do float homes either used as tourist accommodation or permanent residential accommodation.

⁹ It seems that houseboats and buildings on rafts or pontoons used for tourist accommodation could fall into this category.

Less vulnerable

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill* and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.

Water-compatible development

- Flood control infrastructure.
- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel working.
- Docks, marinas and wharves.
- Navigation facilities.
- Ministry of Defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (**excluding sleeping accommodation**).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
- **Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan¹⁰.**

* “ Landfill is as defined in [Schedule 10 of the Environmental Permitting \(England and Wales\) Regulations 2010](#).

¹⁰ Unless the application for the can float or do float home shows that it is for essential accommodation for staff required by the uses set out in water compatible development section, then this is not relevant.

Appendix 2: Case Study – West Berkshire Council, Theale Lake – scheme involving can float homes.

2a) Link and details of the proposal

[16/01240/OUTMAJ | Outline planning application for a residential development of up to 225 homes with associated infrastructure including flood alleviation works, drainage works, new buildings to house sailing facilities with associated access and parking, works to the bridge over the Kennet and Avon Canal, means of access, footways, amenity green space, landscaping and other related works. All matters reserved except access. | Burghfield Sailing Club Hangar Road Sulhamstead Reading Berkshire RG7 4AP \(westberks.gov.uk\)](#)

The scheme included 24 can float homes (category E) that would look like this, on the edge of the lake.



The can float homes were proposed to be around the lake. See following plan.



2b) Extracts from the Design and Access Statement.

The 24 Can-Float homes along the edge of Theale Recreational Lake are at an extremely low level of risk as the ‘heel’ of each property is in Flood Zone 1 (with permanent dry access all the way to the M4 motorway) and although the ‘toe’ of the building is in Flood Zone 2, the house will safely float in the event of any severe flood event. This minor increase in risk is too small to be quantified, so it is a ‘philosophical’ risk rather than a relevant tangible risk.

The area allocated for the can-float homes is also predominantly located in Flood Zone 1 with a very small area categorised as Flood Zone 2. For this reason, the can float homes are best suited in this low risk flood zone as the homes are able to rise and fall with changing flood levels.

The area allocated for the can-float homes also remains predominantly in Flood Zone 1 with a very small area categorised as Flood Zone 2. For this reason, the can-float homes are best suited in this low risk flood zone as the properties will always remain above the modelled top water in the lake.

The Can Floats ground floor finished level AOD will be set so that the property will float at a minimum of a 1 in 20 year flood event, equivalent to a 5% Annual probability that it will need to float (5%AEP).

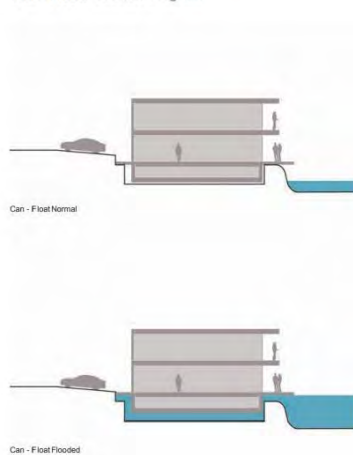
The floatation is achieved with 3 core components.

1. A precast concrete basin on piled foundations provides a solid base for the building to sit on and transfer its loading to the ground. It secures against any lateral building movements as the Can-Floats are not directly connected to the ground. The basin's principle objective is to provide a controlled environment for flood water to flow under and surround the basement structure containing the buoyancy and uplift capabilities.

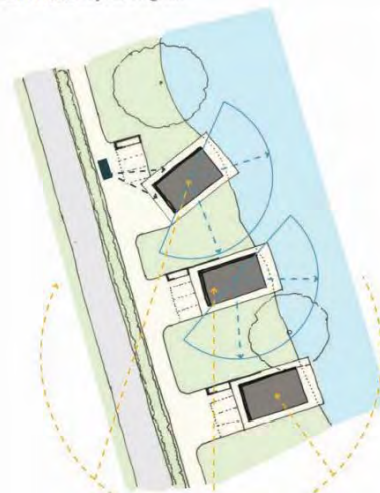
2. A basement structure or Platform is constructed using a system called Concrete-Encased Expanded Polystyrene Floating Platform. Expanded Polystyrene (EPS) Blocks, which contain 98% air and the closed cell structure of their foam pearls, provide a very high buoyancy capability. The EPS Blocks are surrounded by a lightweight, reinforced concrete coating for protection and longevity. There is an internal substructure between the EPS blocks of either beam and block or columns and a reinforced concrete slab is poured on top to complete the Platform. This Platform provides a solid raft slab for the house to be built off and the floatation and buoyancy capabilities in one structure.

3. Guide piles limit the movement of the Can-Float during a flood event to just rising and falling. Around the guide piles are spring loaded rollers within a locating collar inside the platform to ensure smooth vertical movement. For each Can-Float two piles are placed on diagonally opposite corners. These piles extend up from the foundation and the Basin structure, through the Platform and above the ground floor finished floor level. They can either be external to the building envelope or hidden within the wall build up.

Can - Floats Section Diagram



Can - Floats Layout Diagram



Each property is serviced via flexible pipes to allow continuous connectivity for incoming electricity, water and telecoms and removal of wastes during a flood event. Low level street lighting in bollards/ posts along the private access road will provide illumination to the road surface and safety lighting, without significant light spillage.

The Can-Float homes are proposed in 2 Sizes; 4 Bedroom, 2 storey, 2000ft² and an extended 4 Bedroom, 2 storey, 2500ft², providing options for different households with choices for end user configurations being possible through bespoke ground floor layouts. Both variants will have a deck that runs around 3 sides of each home; the entrance and open façade sides will be

1500mm wide; at the lake side it will be 3000mm, partially overhanging the water. This is formed as part of the floatation platform. Each Can-Float will be approximately 6.5m tall from the finished floor level of the deck to top of roof.

2c) Case Officer's Report and the can float homes element of the scheme

The [case officer's report](#) said the following about the can float homes.

5.2.11 Furthermore the can float homes along the lakeside edge, by reason of their presence, number and associated domestic paraphernalia will result in an urbanising impact on the lake. Currently undeveloped and rural in its appearance, the new houses span the western edge of the lake to create a string of development changing the character of the water's edge. The buildings will sit prominently on the lake and furthermore the loss of trees and shrubs as a result of this development will further increase the visual impact arising from this part of the development. These views will be obtained principally from PROW BURG/28/1 and glimpses from the M4. Filtered views will be obtained from Hanger Road and increasingly prominent within the winter months. Again, the number and size of the buildings will increase the visual impact of these structures eroding the rural character of the area.

5.4.13 1 On the basis that the can-float homes are primarily within flood zone 1 with only the toes of the building within flood zone 2. This is however contrary to the information shown on sketch plans FP#001 to FP#008 dated 2 November 2016 which were submitted as part of the application. These show that the can-float homes are located in areas of medium and high probability of flooding as indicated by the EA flood maps for planning.

5.4.21 To conclude, it is considered that the proposed siting of the 24 can-float homes fails to meet with the sequential test. The 201 homes are in flood zone 1 and as such the sequential test is not applicable and the new sailing club buildings meet the test. **The siting of the 24 homes however runs contrary to the precautionary principle of national planning policy however it is recognised that the applicant has demonstrated that safe access into and from the site can be achieved and the EA have confirmed that the proposals would not increase flood risk elsewhere thus removing their original objection to the scheme. Furthermore, the scheme would deliver some incidental off site benefits reducing flood depths on the local road network. In light of these factors, it would not be possible to demonstrate the harm arising from the development and as such the failure to meet the sequential test would not constitute a refusal reason on its own.**

5.7.4 In accordance with advice from an external consultant the Council are satisfied that it has been demonstrated that the scheme would be unviable were a full, policy compliant contribution (40%) to be made. The viability of the scheme is impacted on principally by 'abnormal' site works/facilities to include costs relating to the sailing club, new bridge, flood prevention, nature conservation and the cost of building the can-float homes which is estimated at around twice the cost of a conventional property.

2d) Decision by LPA

The application was refused. Here is the [decision notice](#). The main reasons for refusal seem to be:

- This is not a genuinely plan-led allocated site, nor is it previously developed land, as sought by the statutory development plan and the NPPF. The development of this site for 225 dwellings acutely conflicts with the aforementioned policies, and would not contribute to a sustainable pattern of development in West Berkshire. Moreover, the development would harm the landscape character of the area, have adverse visual impacts and have significant negative impacts for biodiversity and on the highways network alongside significant harmful impacts on the catchment primary school Burghfield St Marys.
- The development fails to have due regard to the sensitivity of the area to change. The introduction of new housing in this location and at the scale proposed will appear alien within the landscape and undermine the rural qualities of the area.
- Insufficient information has been provided to determine whether roosting bats will be impacted by the proposals.
- Insufficient information has been provided at this stage to demonstrate that the net loss of up to four nightingale territories can be adequately compensated for by the provision of retained and managed habitat
- The proposed development includes the provision of a new canal bridge which is sub-standard in respect of design that will require repairs and maintenance at an unacceptable level of frequency, which would adversely affect road safety and the flow of traffic.
- The application fails to demonstrate that the impact of the development on primary school provision can be mitigated.
- The development fails to provide a planning obligation to deliver necessary infrastructure, mitigation and enabling works (on and off site), including: affordable housing, travel plans, highway works to include the new bridge, public open space, community bus service, a satisfactory solution to the impact on primary school provision.

2e) Appeal

The decision was appealed. The appeal was later withdrawn.

2f) Commentary

It is important to note that this scheme is on a lake and not a river and that could be why flood risk was not necessarily a main issue. Indeed, concerns about flood risk were not reasons for refusal of this scheme. But the scheme did fail the sequential test, but that was not seen as a refusal reason on its own. It seems that the design and location of the entire scheme as well as ecological concerns and concerns regarding a bridge were the main reasons for refusal. It is interesting that, on demonstrating a safe access and egress and that flood risk would not be increased elsewhere, the EA withdrew their objection.

Appendix 3: Case Study - The Chichester Prototype

Floating Homes Limited completed the build of their first prototype buoyant building designed by Baca Architects in 2017. Inspired by canal living, the 'Chichester' model¹¹ is not a houseboat but a house that floats.

The prototype is situated on a residential mooring on a disused canal which runs alongside Chichester Marina.

The water level can vary by around 40cm so the water and electricity are supplied via flexible pipes and cables. The sewage is pumped out of the hull via another flexible pipe into the mains system running alongside the canal.

The floating home was built in two separate parts, the floating foundations and the modular superstructure and then assembled on the canal. The floating foundations is an open boxed shaped hull with 15cm thick sides and base made from reinforced concrete weighing over 40 tons and is zero maintenance. The modular superstructure was constructed using lightweight structurally insulated panels (SIPS) in a factory.

This version has mechanical ventilation with heat recovery (MVHR), underfloor heating and a solar PV system which supplies the hot water via a Sunamp heat battery.

The cladding is western red cedar that has been treated to create a uniform silver grey finish. The build takes around six months to complete and has a starting price of £200k plus VAT (no vat payable on residential) which includes the interior fit-out but excludes delivery and mooring fees. The 'Chichester' offers an appealing lifestyle in either urban or countryside settings.

It should be noted that the owner pays rent to the marina in which it is situated.



Commentary: Note that this looks like it is a building on a raft or pontoon – category C.

¹¹ [The Chichester | Baca Architects \(www.baca.uk.com\)](http://www.baca.uk.com)

Appendix 4: Case Study - Brockholes floating visitor village

[Visit | Brockholes Nature Reserve](#)

The innovative platform is a cellular reinforced concrete structure with polystyrene infills. Special measures have been taken in line with the sustainable objectives of the project, including the use of 4800 tonnes of recycled concrete and environmental management. Floating on the largest lake on the site, the pontoon will support a cluster of 5 buildings forming the new landmark Visitor Centre and bringing the experience of the wetland habitat closer to the visitors.



Commentary: Note that this looks like it is a building on a raft or pontoon – category C.

Appendix 5: Case Study – replacement dwelling - Amphibious House

More details can be found here: [Amphibious House | Baca Architects](#).

A small island located on the River Thames, in south Buckinghamshire, is home to 15 houses. The houses, which were mostly built before the 1950s, are typically raised about 1 m off the ground on timber piles to protect them from flooding. At the time of construction, they were only built high enough to protect them from regular flooding rather than extreme flooding. When the owners of one house on the island plan to be built their home they discovered that the floor level would need to be raised a further 1.4 m above the ground level to cope with the predicted extreme. This would've resulted in a house with its ground floor elevated 2.5 m above the ground. The house was also subject to Conservation and Environment Agency rules. The solution was an amphibious house, a building that rests on the ground when conditions are dry but rises up in its dock and floats during a flood. The house itself sits in the ground and the floating base is almost invisible from the outside. The ground floor of the house is raised above the ground by less than 1 m rather than by almost 2 m as will be required if it were not amphibious. This approach meant that the 225m² three-bedroom dwelling could be constructed over three floors in the place of a single-storey 90m² house without significantly increasing the ridge height.



Commentary: Note that this is a replacement dwelling, so there is no increase in flood risk. There is a wet dock that can be flooded when river level rises. Inside wet dock is floating home. Dolphins to guide it up and down. Note that this looks like it is a can float building – category E.

Appendix 6: Case Study - Erection of a single storey, three bed roomed floating house, Worcester.

6a: Details

Location: NORTHWICK MARINA, NEWEYS HILL, WORCESTER, WR3 7AL

Link to application: [Planning application: P17E0114 - Worcester City Council](#)

Full planning permission granted in 2017.

The 145m² oval bungalow will float permanently on the water, attached to the bank by two support piles. Attached to a residential mooring.

FLOATING HOUSE VISUAL (PP-05832322)
Visual of Floating House from River eastern side footpath
bridge





6b: Extracts from the application documents:

The planning application ensures that the mooring piles will be of sufficient height to cope with the flooding well past the 100 Year + Climate Change level so there is no risk of the vessel breaking loose.

Site Specific Flood Risk Assessment:

- The primary development on the site is the floating house. This does not require a set finished floor level as it will move up and down fixed mooring posts as the river level changes, thereby mitigating the risk of internal flooding posed from rising flood waters.
- Due to the floating nature of the house and the raised level of the bungalows on the site there is no requirement to include flood resistant measures at the site.
- Due to the floating nature of the house and the raised level of the bungalows on the site there is no requirement to include flood resilience measures at the site.
- For all the proposed developments on the site there will be safe dry access at the 1% + CC AEP level of 17m AOD. The two bungalow developments will be located above the 1% + CC AEP flood level and the floating house will include a floating walkway that rises with the house during raised water levels.
- The only development in the floodplain is the floating house which will float above the rising flood waters. Therefore, there is no requirement to provide any floodplain compensation as a result of the development.

6c: Extracts from [Committee report](#)

8.57 The National Planning Policy Framework 2012 and SWDP clearly states that development within flood zone 3b is unacceptable for a proposed residential use which would be considered more vulnerable. However, that guidance fails to take into account development which is proposed to work with the natural changes in the river levels and responds to these circumstances as the proposed floating house would do.

8.58 However, there is limited evidence to profoundly show that the floating house could withstand the stresses and strains of the impact of a flood or flood debris. There has been limited evaluation of what these would be, with an intention to design to meet the circumstances once permission is given. However, this matter could be resolved within a condition providing that the design does not alter significantly as a result of this understanding of the site.

8.59 The existing policy position is a significant material consideration in this circumstance and I consider the occupation of the site in a residential capacity has been established. Whilst the houseboat would differ from a boat with being permanently sited and not able to move in times of flood, nevertheless I consider that this is a design issue which could be resolved.

8.60 I welcome the creative and innovative nature of the scheme and the wider benefits it would enable within the site and the occupation of the site in such a bespoke manner which would have a significant positive on the site and the biodiversity of the site.

8.61 Whilst the assessment is not an exhaustive list of all policies that are potentially applicable to this site, it seeks to address how the proposals respond to the key planning criteria in the planning policy framework against which the planning application will be determined. Whilst the type of development is unable to meet the requirements of the Green Space policy SWDP 38 I believe that the level of improvement in the natural environmental qualities of the site from the existing position and considerable and ought to be given due weighting.

8.62 Furthermore, the low quality assessment of the site in terms of the impact on the Riverside Conservation Area and the biodiversity within the vacant site can be significantly improved to add benefit beyond the site. The built form has been designed to address the site and to improve the relationship to the riverside, the bespoke design would add visual interest along the riverbank and the improvements to the riverbank to the benefit of members of the public using it.

8.63 Should members feel that conditions could be drafted to suitably ensure the structural capacity of the floating house can be achieved then this could overcome these reservations. There is a cautious recommendation for approval with full technical and structural assessment required. This will most likely require an expert opinion to confirm whether the proposal has been suitably designed to withstand the natural changes in the site from water changes. In this regard, a fresh planning application may be required should this result in the need for additional structural engineering works beyond the scope of those shown on the submitted plans, which would need to be assessed on its individual merits without prejudice to any decision made by the Planning Committee on the current application.

6d: Commentary

Note that this looks like it is a building on a raft or pontoon – category C.

In their comments, the EA seem to remind the Council of national flood risk policy and how this scheme seems to relate to that. Comments also relate to structural integrity of the scheme.

The sequential test says 'In this case, the developer's needs are very specific, for a floating house located in the river with two additional conventional residential units. No equivalent alternative is available, and any alternative would necessarily have a similar risk profile'. As noted in section 3.2, this seems to reflect what the applicants wants rather than need.

Appendix 7: Case Study - Ashwicken Lake, West Norfolk

Planning application details and link:

[21/00262/FM | Proposed construction and operation of an eco-leisure and tourism facility comprising holiday lodges, clubhouse and spa, boat house and jetties, staff accommodation with other ancillary development including access road, car parking, electric vehicle charging points, outside recreational facilities, follies, renewable energy generation, site security measures, drainage, hard and soft landscaping and biodiversity enhancements together with highway improvements to East Winch Road, Church Lane and Ashwicken Road and temporary construction access route. | Ashwicken Lake Church Lane Ashwicken Norfolk \(west-norfolk.gov.uk\)](#)

EDP article:

[Plans revealed for Ashwicken Lake in Norfolk | Eastern Daily Press \(edp24.co.uk\)](#)

The proposal is to create the "Ashwicken Lake Wellness Resort" at the site of the Ashwicken lake, to the south-west of the Ashwicken and immediately east of Church Lane. The proposals are discussed in various planning documents, including the Design and Access Statement – prepared by Baca Architects.

Key elements of the proposal include:

- A Clubhouse and Spa with a range of facilities – floating on the lake;
- Static and floating lodges along sections of the lake shoreline – single storey;
- Static and floating villas on the lakeside edge – two storey;
- Treehouses located in the northern part of the site – two storey;
- Flatted units on the "Water Lily" floating island – two-storey;
- Follies – themed and recreationally functional;
- Various recreational and wellness facilities;
- Other infrastructure to support site operations – including a solar array and an on-site sewage treatment works.

The design takes careful account of various constraints, including:

- The lake itself – various opportunities and constraints;
- 123kV overhead electricity cables crossing the centre of the site;
- A gas pipeline located within the site, close to its southern boundary;
- Flood risk issues – discussed in this document;
- Other environmental constraints.

The on-site accommodation comprises of static and floating lodges and villas, and tree houses. At the heart of the development are the "Floating Clubhouse and Spa" and the "Water Lilly PADS" - a floating island of apartments. The centrepiece of the development is the Clubhouse and Spa, the UK's first clubhouse on the water.

The "Water Lily" is a floating island of 40-flatted apartments located in the southeast corner of Ashwicken Lake. The Water Lilly provides a contrasting type of accommodation and setting to the private lodges.

The internal road network in the eastern section of the Site will be established first and construction laydown areas located in areas proposed as future car parks. A slipway that will



Figure 3.13: Model of Ashwick Lake with Proposals



Figure 3.30: Lake view of the floating villas



Figure 3.32: Aerial view of the villas and parking



Figure 3.31: Sectional drawing showing higher lake edge, bridge and floating

3.12 > WATER LILY "PADS"

baca



Figure 3.35: Site location plan

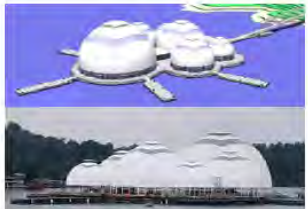


Figure 3.40: Precedent image. Built floating pavilion.

Design

The Water Lily is a floating island of 40-apartments located in the southeast corner of Ashwick Lake. The Water Lily/Lotus plant whose big leaves float on the water's surface to attract ample sunlight for photosynthesis inspire its design. In this case visitors will use this suntrap for relaxation and well being.

The island floats near eastern edge of the lake and can be easily reached by two bridges and by water taxi. The island is formed from three interlocking leaves of accommodation that enclose a private area of water. The outdoor space between the leaves creates a sunbathing terrace. This composition means that all of the apartments have a clear view out to the lake and that the wrapping nature of the design creates a sheltered and enclosed courtyard at the centre.

Size, scale and massing

The "Water Lily" is a two storey structure that floats on the Lake. The lake embankment is approximately 2.25m to 2.5m higher than the "Water Lily's" primary floor meaning only one storey is visible above the rim of the Lake. We have included site section drawings through the site that show how the bunding and planting at the extremity of the site will further screen potential noise and views.

Construction

The Water Lily will float on an engineered interlocking pontoon similar to the adjacent precedent image. The repetitive plan means that much of the apartments above can be prefabricated and assembled on site. (See Section 3.13 > Construction Strategy for further detail)

Conclusion

The Water Lily provides a contrasting type of accommodation and setting to the private lodges. It is hoped that it's lakeside setting and its iconic form, which is both nationally and internationally unique, and would attract visitors from far afield to holiday at the site.

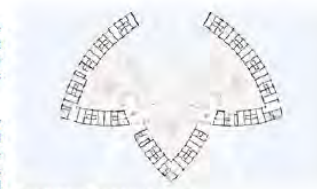


Figure 3.41: Water Level > Ground floor plan

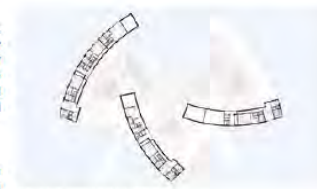
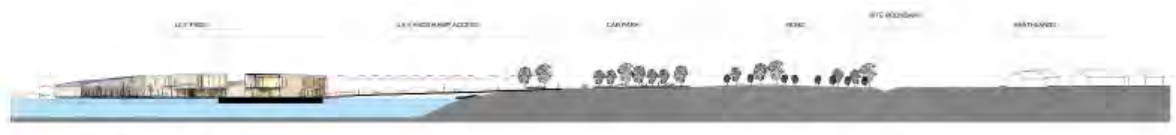


Figure 3.42: Water Level > First floor plan



ROOF (SECTION) PLAN 1:1000 (BAT)



SECTION C-C

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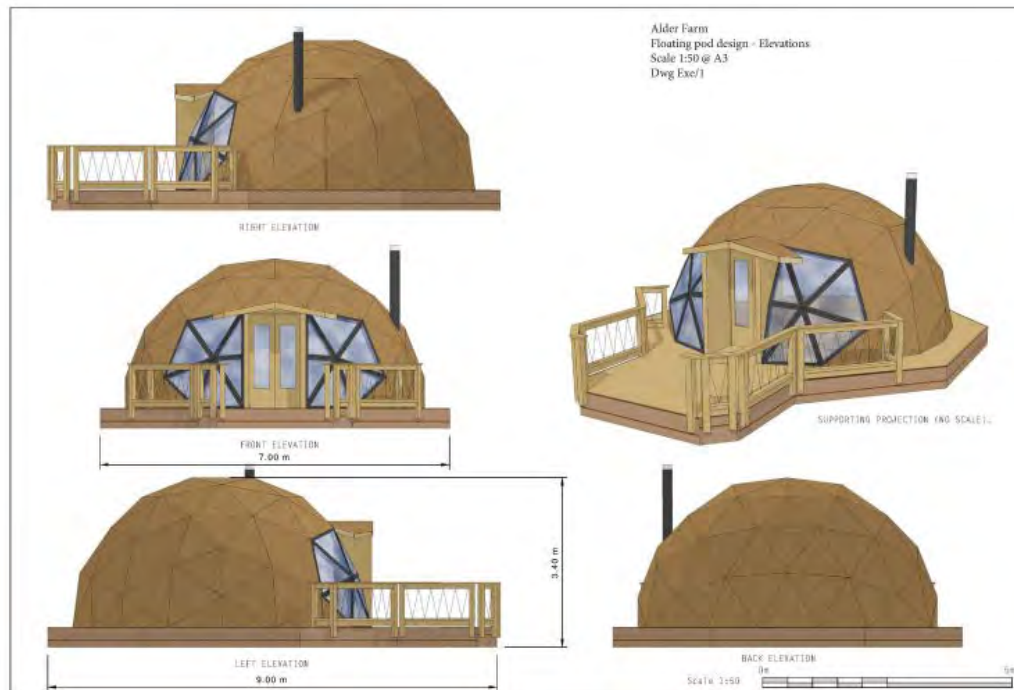
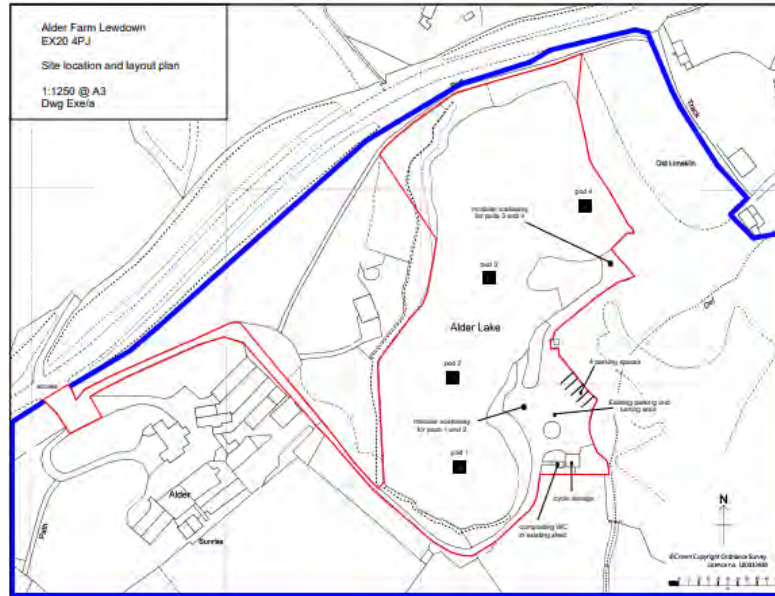
<p>1. Use for specific purposes only.</p> <p>2. All drawings to be sealed by: lead professional and to be stamped.</p> <p>3. All drawings to be sealed by: lead professional and to be stamped.</p> <p>4. All drawings to be sealed by: lead professional and to be stamped.</p> <p>5. This drawing is the property of Baca Architects Limited. Any other drawings, photographs, models or documents to this project are the property of Baca Architects Limited.</p> <p>6. All drawings to be sealed by: lead professional and to be stamped.</p>	<p>Project Name: Lily PADS Section C</p> <p>Scale: 1:500</p> <p>Project No: PLANNING</p> <p>Client: 267-200-166</p>
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Commentary: This application was withdrawn. Again, this is on a lake and therefore flood risk may not be a main issue.

Appendix 8: Case Study Four floating holiday pods

8.1 Summary

[Planning application: 1028/21/FUL - Planning Page for DEF | West Devon Borough Council \(planning-register.co.uk\)](#)



8.2 Commentary

Note that this looks like it is a building on a raft or pontoon – category C. The EA response confirmed that this lake is flood zone 1 and therefore flood risk is not an issue. This was subject to an appeal, but not in relation to flood risk:

[Reference: APP/Q1153/W/21/3278604 \(planninginspectorate.gov.uk\)](#)

Appendix 9: Case Study: Flag House, Brundall, Norfolk

Planning Application number: BA/2002/3942/HISTAP



This was a net new dwelling, permitted in 2002, on land and is classed as a 'can float' dwelling. The dwelling has amphibious foundations which would start to become buoyant when the water level was 1 metre over the highest predicted flood level at that time.

Commentary: This is a net new dwelling, permitted in 2002, on land that used to flood. It is a can float building, floating when needed.

Appendix 10: Case Study – Eel Pie Island

This is a private island on the Thames near to Twickenham in the London Borough of Richmond upon Thames. It is accessed by boat or footbridge. There are residential moorings, houseboats and residential dwellings which may float or can float.

An assessment of the planning applications at the island follows. It shows that in the last twenty years, there have not been any net new dwellings, rather replacements dwellings.

Eel Pie Island – assessment of planning applications

Introduction

On the advice of the planning officer at Richmond, I queried their system using 'FUL' so as to not include minor applications. This is as per 14 February 2024. The number at the start of the application number is the year.

Orange is replacement dwelling

Net new dwelling

Extensions

Summary and conclusion

The most recent net new scheme seems to be in the year 2000. Since then, there have been only replacement dwellings and extensions.

Planning summary

Showing applications based on the following criteria:

Of type: **FUL - non householder planning applications (see also COU)**

Where street is : **Eel Pie Island, Twickenham**

List of Cases

- The Haven Eel Pie Island Twickenham TW1 3DY
19/0175/FUL
Demolition of existing one-bedroom, two-storey dwelling and construction of one-bedroom, one-person single-storey dwelling.
- Wild Thyme Eel Pie Island Twickenham TW1 3DY
16/0279/FUL
Demolition of existing single-storey dwelling and creation of new single-storey, single family residential dwelling.
- Wyndfall Eel Pie Island Twickenham TW1 3DY
16/0280/FUL
Demolition of existing single-storey building and creation of new single-storey, single family residential dwelling (Use Class C3 (a)).
- 17 To 18 Aquarius Eel Pie Island Twickenham
15/3071/FUL
Roof and ground floor rear extensions to two existing dwellings.

- The Cottage Eel Pie Island Twickenham TW1 3DY
14/4839/FUL
Demolition of existing house and construction of a new 3 bedroom house.
- Shamrock Eel Pie Island Twickenham TW1 3DY
12/2486/FUL
Erection of a previously approved single new dwelling on site of a demolished single dwelling.
- Hurley Cottage Eel Pie Island Twickenham TW1 3DY
11/2039/FUL
Demolition of existing fire damaged property, and the construction of a new dwelling
- Twickenham Rowing Club Eel Pie Island Twickenham TW1 3DY
10/1657/FUL
Alterations including the erection of a two storey extension rear, first floor extension, modifications to external staircase including first floor covered canopy, replacement escape staircase, fenestration alterations, use of flat floor at first floor as a terrace and new balcony on front elevation.
- Syds Quay And Sans Souci Eel Pie Island Twickenham
10/1095/FUL
Demolition of the existing buildings and erection of a 2-storey building to replace Syds Quay comprising 4 no. B1 use class units and 3 no. 1-bedroom flats, one studio and a 2-bedroom dwelling to replace San Souci.
- Woodford Eel Pie Island Twickenham Middlesex TW1 3DY
07/3295/FUL
Demolition and re-building of the existing cottage.
- Sans Souci Eel Pie Island Twickenham Middlesex TW1 3DY
07/2756/FUL
Demolition of existing buildings and erection of 2 storey units comprising six B1 units, unit for river use, chandlers, B1 space, managers flat, boat dock, pontoon and access ramp and new 2 bedroom house.
- Sans Souci (Syds Quay) Eel Pie Island Twickenham Middlesex TW1 3DY
07/0240/FUL
Demolition of all existing buildings on the site. Erection of two buildings of ground and first floor comprising four B1 workshops and four one bed flats over workshops. Erection of a two-bedroom house. Erection of marine engineering building with boat dock and pontoon.
- 14 And 15 Aquarius Eel Pie Island Twickenham Richmond Upon Thames TW1 3EA
04/3442/FUL
Proposed Single Storey Rear Extension To Both Properties.
- Ripple Eel Pie Island Twickenham Richmond Upon Thames TW1 3DY
04/1572/FUL
Demolition of existing single storey dwelling and erection of a new single storey dwelling. Variation of planning application 03/3350/FUL.
- Shamrock Eel Pie Island, Twickenham
03/3386/FUL
Demolition Of Existing Dwelling And Erection Of A New Dwelling House.
- Ripple, Eel Pie Island Twickenham
03/3350/FUL

Demolition Of Existing Single Storey Dwelling And Erection Of A New Single Storey Dwelling.
• Jacob's Ladder (formerly Mascot), Eel Pie Island Twickenham <u>01/0736</u> Proposed Ground Floor Rear Extension.
• Jacob's Ladder (formerly Mascot), Eel Pie Island Twickenham <u>01/0736</u> Proposed Ground Floor Rear Extension.
• Former Eel Pie Marine Land, Eel Pie Island, Twickenham <u>00/2086</u> Erection Of A Two Storey Block Of B1 Workshop/studios And B2 Boatyard With Manager's Flat Above.
• Shamrock, Eel Pie Island Twickenham <u>00/0086</u> Demolition Of Existing Chalet And Erection Of New Bungalow.
• Shamrock, Eel Pie Island, Twickenham <u>99/1356</u> Demolition Of Existing Dwelling And Erection Of A Single New Dwelling House.
• Aquarius Eel Pie Island Twickenham <u>99/1342</u> Ground Floor Extension.
• Shamrock Eel Pie Island, Twickenham <u>98/2671</u> Demolition Of Existing Dwelling And Construction Of Replacement Dwelling.
• 12 Aquarius, Eel Pie Island Twickenham <u>98/2141</u> Single Storey Rear Extension, New Windows To Side Elevation And Enclosure Screen To Existing Front Porch.
• 1 Aquarius, Eel Pie Island, Twickenham <u>98/1839</u> Erection Of A Second Floor To Two Storey House.
• Former Eel Pie Marine Land, Eel Pie Island, Twickenham <u>97/2560</u> Erection Of New Buildings Comprising B2 Boatyard With Manager's Flat Above; Two/three Storey B1 Units And Workshops/studio Building (b1c)/b2.
• The Nook Eel Pie Island, Twickenham <u>97/2470</u> Demolition Of Existing Timber Framed House And Erection Of New Block And Timber Clad House.
• Former Eel Pie Marine Land Eel Pie Island, Twickenham <u>97/1652</u> Erection Of Five, Three Storey Live/work Units Fronting River Thames And Five Single Storey Studio (b1) Units At Rear.
• Hluhluwe Eel Pie Island <u>97/0154</u> Demolition Of Existing Property And Erection Of New Single Storey Three Bedroom Bungalow

- Hluhluwe, Eel Pie Island, Twickenham
96/2362/FUL
Demolition Of Existing Property And Erection Of New Three Bedroom Dwelling House
- 16 Aquarius, Eel Pie Island, Twickenham
92/1133/FUL
Addition Of Second Floor To Existing Two Storey Terraced House.
- 'shamrock' Eel Pie Island, Twickenham.
89/1786/FUL
Demolition Of Existing Building And Erection Of A New Detached Two Storey Dwelling.
- 1 Aquarius, Eel Pie Island, Twickenham.
89/1450/FUL
Single Storey Rear Extension With New Balcony And Balustrading Above
- 2 Aquarius, Eel Pie Island, Twickenham.
89/1449/FUL
Single Storey Rear Extension With New Balcony And Balustrading Above
- Shamrock and adjoining plot Eel Pie Island Twickenham
88/1412
Demolition of existing building and erection of two detached houses.
- Min Y Don Eel Pie Island Twickenham
85/1264
Demolition, rebuilding and enlargement of dwelling house.
- Min Y Don Eel Pie Island Twickenham
85/1264
Demolition, rebuilding and enlargement of dwelling house.
- Min y Don Eel Pie Island Twickenham
84/0960
Rehabilitation and extension of existing dwelling house. (Amended plans received 16.11.84.).
- Min y Don Eel Pie Island Twickenham
84/0960
Rehabilitation and extension of existing dwelling house. (Amended plans received 16.11.84.).
- Land adjacent to Eel Pie Island Slipways Ltd Eel Pie Island Twickenham
84/0746
Erection of a 4 bedroom, 2 storey detached dwelling house with ancillary bedsitting room. (Revised drawing No. 834/10A and 11 dated 19.9.84).
- Blinkwater Eel Pie Island Twickenham Middlesex TW1 3DY
84/0553
Alterations and conversion of roofspace to form residential accommodation.
- Land adjacent Rivercourt Eel Pie Island Twickenham
83/1514
Erection of a two storey building comprising two flats.
- Ivy Castle Eel Pie Island Twickenham
82/1303
Provision of a pitched roof and additional accommodation to existing dwelling.
- Copper Beech Eel Pie Island Twickenham
82/1213

	Erection of two single storey extensions; alterations including new roof and verandah.
• Hluhluwe Eel Pie Island Twickenham	
<u>80/1597</u>	Erection of single storey side extension.
• Copper Beech Eel Pie Island Twickenham	
<u>80/1119</u>	Erection of three single storey extensions to provide kitchen, living room extensions and two bedrooms.
• Vics Tub Eel Pie Island Twickenham	
<u>80/0955</u>	Erection of a single storey dwelling house.
• The Moorings Eel Pie Island Twickenham	
<u>80/0595</u>	The erection of a single storey side extension with pitched roof.
• Sycamores Eel Pie Island Twickenham	
<u>80/0552</u>	Erection of a single storey extension to provide new bedroom.
• Copper Beech Eel Pie Island Twickenham	
<u>79/1277</u>	Erection of one and two storey extensions and construction of new first floor.
• Vics Tub Eel Pie Island Twickenham	
<u>79/1040</u>	Erection of a detached single storey dwelling.
• Vics Tub Eel Pie Island Twickenham	
<u>78/0948</u>	Erection of a detached single storey dwelling.
• Vics Tub Eel Pie Island Twickenham	
<u>77/1264</u>	Demolition of existing building and the erection of a two storey dwelling house.
• Vics Tub Eel Pie Island Twickenham	
<u>76/1345</u>	Demolition of existing building and the erection of a detached two storey dwelling house, together with a single storey annexe containing a swimming pool.
• Min-Y-Don Eel Pie Island Twickenham	
<u>76/0131</u>	Demolition of existing buildings and erection of a terrace of six houses and one bungalow.
• Min-Y-Don Eel Pie Island Twickenham	
<u>76/0131</u>	Demolition of existing buildings and erection of a terrace of six houses and one bungalow.
• River Court Eel Pie Island Twickenham	
<u>73/2042</u>	Erection of three-storey extension to existing block of flats comprising three bed-sitting room units.
• Site of Dock and Slipway Eel Pie Island Twickenham	
<u>73/1104</u>	

Demolition of existing riverside building and erection of four studio houses; provision of improved residents and boatyard facilities; erection of new chandlery store and showroom and erection of a public footbridge to Ham Lands.

- The Haven Eel Pie Island Twickenham

73/1041

Demolition of the existing single-storey dwelling and the erection of a part two-storey, part single-storey dwelling comprising ground floor lounge, kitchen and sauna bath and first floor bedroom and balcony.

- Site of Dock and Slipway Eel Pie Island Twickenham

73/0873

Demolition of existing building and erection of four two-storey terraced houses with boathouses under, provision of terraces and gardens, and extension of existing basin to provide berths for 20 boats.

- Sunrise Eel Pie Island Twickenham

73/0501

Erection of first floor extension to provide self-contained flat.

- Site of Island Hotel Eel Pie Island Twickenham

72/0063

Erection of 18 two-storey houses in three terraces of six houses each and layout of terracing and gardens.

- Sunrise Eel Pie Island Twickenham

71/1268

Erection of first floor addition to provide a self-contained flat.

- Island Hotel Site Eel Pie Island Twickenham

71/0444

Erection of 20 2/3 storey houses in two terraces of 10 houses on former hotel site.

- Plot 7 Eel Pie Island Twickenham

70/1328

Erection of detached bungalow.

- Plot 7 Eel Pie Island Twickenham

70/0090

Erection of two-storey dwelling house.

- Plot 7 Eel Pie Island Twickenham

69/1708

Erection of two-storey dwelling house.

- Desdemona Eel Pie Island Twickenham

67/0283

Erection of a bungalow.

- Twickenham Rowing Club Eel Pie Island Twickenham

66/0413

Erection of two storey extension to provide small boat store with boatman's flat and indoor training room over.

- Desdemona Eel Pie Island Twickenham

65/1570

Erection of bungalow.

- The Nook Eel Pie Island

65/0920

Proposed extension to lounge and addition of new bedroom.
<ul style="list-style-type: none"> • Palm Beach Eel Pie Island Twickenham <u>65/0548</u> Erection of 15 units of residential accommodation. • land rear of Rowing Club Premises Eel Pie Island Twickenham <u>65/0579</u> Erection of a three-storey block of six studio flats. • The Nook Eel Pie Island Twickenham <u>65/0468</u> Extensions to existing dwelling. • Land In Eel Pie Island (r/o Rowing Club H.Q.) Twickenham <u>64/0913</u> Erection of 3 flats. • The Captains Cabin Eel Pie Island Twickenham <u>63/0032</u> Erection of detached brick dwellinghouse. • The Captains Cabin Eel Pie Island Twickenham <u>62/1121</u> Erection of detached brick dwellinghouse. • The Captain Cabin Eel Pie Island Twickenham <u>62/1026</u> Erection of detached brick bungalow. • Between Twickenham Rowing Club And Eel Pie Island Hotel Eel Pie Island Twickenham <u>62/0636</u> Erection of 3 storey building comprising one maisonette and one flat. • Plots 1, 2, 4 and 5 Eel Pie Island Twickenham <u>61/0991</u> Erection of a bungalow. • adjoining Rowing Club Eel Pie Island Twickenham <u>61/0823</u> Erection of a dwelling house. • Kuala Lumpar Eel Pie Island Twickenham <u>60/0311</u> Erection of a dwelling house. • Plot 6 Eel Pie Island Twickenham <u>59/0624</u> Erection of a bungalow. • Eel Pie Island Twickenham <u>47/8293</u> Erection of a bungalow on plot 6/7. • Plot no. 7 Eel Pie Island Twickenham <u>47/7049</u> The erection of a bungalow. • Eel Pie Island Twickenham <u>47/6130</u> The erection of seven bungalows. • Eel Pie Island Twickenham

<u>47/5813</u>	The erection of seven bungalows.
• Eel Pie Island Twickenham	
<u>47/5812</u>	The erection of seven bungalows.
• Eel Pie Island Twickenham	
<u>47/5811</u>	The erection of seven bungalows.
• Eel Pie Island Twickenham	
<u>47/5810</u>	The erection of seven bungalows.
• Eel Pie Island Twickenham	
<u>47/5559</u>	The erection of 7 bungalows.
• On The Site Of Copper Beech Eel Pie Island Twickenham	
<u>47/3225</u>	The erection of a detached bungalow.
• Wild Thyme Eel Pie Island Twickenham	
<u>47/1622</u>	The addition of verandah, bathroom and porch to existing bungalow.
• Wild Thyme Eel Pie Island Twickenham	
<u>47/0698</u>	The addition of verandah, bathroom and porch to existing bungalow.
• Sunrise Eel Pie Island Twickenham	
<u>47/0394</u>	The erection of additions to the bungalow.
• Encampment Tea Gardens Eel Pie Island Twickenham	
<u>47/0455</u>	The erection of a boat store and bungalow.

Appendix 11: Environmental Agency's considerations for planning applications for floating buildings

Main considerations

Our commentary on planning applications for floating structures should consider how the development could affect flood risk off site, as well as how flood risk could impact the development itself. Considerations include:

- The nature of the flooding in the proposed location and the impact it could have on the development and its users
- What needs to be done to ensure it is safe in the event of flooding in the proposed location in the context of its users
- What needs to be done to ensure the floating structure will be adequately secured in the event of a flood in the proposed location, considering the risk if the proposed development becomes mobile in the event of a flood (for example, if downstream of the location there are bridges, if the structure became mobile it could cause a blockage and increase flood risk elsewhere)

Purpose-built floating structures that cannot be used for navigation (e.g. floating mobile homes or chalets) are often attached to pontoons and therefore more susceptible to being damaged and swept away in a flood. This places their occupants and others at greater risk.

Where floating structures are proposed, it is our preference that they should be passive structures rather than require any active intervention by a third party to enable their floating function (e.g. development rises and falls with the water level without any active intervention to enable this to happen).

Replacement dwellings

For permanent floating buildings (such as those on piles which rise and fall with the water level), for permanent occupation, we should regard such proposals as 'betterment' if replacing an existing home. It is up to the LPA to determine if a floating building is permanent or temporary.

This aside, the development proposals should still aim to address the main considerations in the previous section to ensure that the development safe and does not increase risk elsewhere.

Access and Egress

Floating structures will need to offer safe access and egress routes to non-flooded areas should, for example, power or water supplies be lost which

make the house no longer safe or habitable. The flood risk assessment (FRA) with the application should demonstrate that the requirements of the PPG can be met.

The LPA will need to ensure that areas needed for safe access and egress are kept free of development. If a flood warning and evacuation plan is required to achieve safe access and egress, then we should ask the Council to consult with its emergency planners.

**Floodplain
compensatory
storage**

In fluvial situations, the FRA will need to show that floodplain compensatory storage will be provided for at least equal displacement of the loaded structure.

We should also be satisfied that the building or structure does not obstruct flows, does not present a risk of breaking free and obstructing flow channels and access, exit, evacuation and rescue are practicable.

**Further safety
considerations**

The main method that floating developments use to minimise the impacts of flooding is by rising above the floodwater therefore preventing the floodwater from entering the building altogether. However, the building is still at risk from flooding which could threaten its integrity and the safety of its occupants.

On both fluvial and tidal floodplains, the floodwater's depth, velocity and the presence of moving debris will influence the overall safety of the design. The PPG contains advice on making developments safe.

During a flood, debris such as large branches or cars, which can be carried by floodwater, may hit the structure above or below the waterline. At high velocities this could damage the structure, including the under-croft area or tanks which may provide the floatation. The potential 'downstream' effects on flood risk of floating buildings and residential moorings should also be taken into account within an FRA.

After a flood, the structure will settle back down upon its foundations. However, if debris has come to rest underneath this will be trapped, potentially resulting in the development not settling evenly. This can cause structural stress and make it very challenging to remove the debris. This would be a particular risk for buildings using stilts or piling as a mechanism to retain a structure in place. The design would also need to ensure its anchorage mechanism can withstand the floodwater velocities.

It is not within our remit to endorse the use of a floating structure for a type of development. This would be a matter for LPA to address.

Maintenance

The responsibility and cost of long term maintenance is likely to rest with the householder, who will need to ensure the building will function properly throughout its design lifetime.

There is a risk that routine maintenance may not be undertaken or key parts of the structure (e.g. the under-croft) cannot be accessed and inspected.

A fault or failure in any part of the design, which compromises the structure's ability to operate properly, may only become apparent during a flood. The LPA should satisfy itself that the structure can be maintained over its lifetime and apply appropriate conditions.

Permitting requirements

Flood Risk Activity Permit

Floating structures in the channel of a Main River or within byelaw distance will require a Flood Risk Activity Permit under the Environmental Permitting (England and Wales) Regulations 2016.

A permit is unlikely to be granted for residential units in the channel of a Main River due to the potential issues they may cause with obstructions to flow and restricted access for maintenance (e.g. vegetation clearance and removal of debris from the channel).

There may also be fisheries, navigation, water quality and aquatic biodiversity issues which we need to consider in responding to consultations.

Planning Committee

24 May 2024

Agenda item number 13

Five year review of the 2019 Local Plan

Report by Planning Policy Officer

Summary

The December 2023 NPPF says at paragraph 33: Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. A PAS template has been used to assess the current adopted 2019 Local Plan. The review concludes that the policies in the Local Plan are adequate and relevant and that the Local Plan is not being reviewed because there are issues with policies.

Recommendation

That Members endorse the Five Year review of the 2019 Local Plan.

1. Introduction

- 1.1. The [December 2023 NPPF](#) says at paragraph 33: “Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. Reviews should be completed no later than five years from the adoption date of a plan and should take into account changing circumstances affecting the area, or any relevant changes in national policy. Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the near future.”
- 1.2. Members will be aware that the Authority is reviewing its Local Plan; the eight week consultation on the Preferred Options version is underway and closes on 17 May 2024. Members will also be aware that we are undertaking the review because we commit to this in the adopted 2019 Local Plan, which was produced and examined under the 2012 NPPF, rather than because of any issues with that Local Plan or its policies.
- 1.3. The Planning Advisory Service have produced a template for Local Planning Authorities to use to review their Local Plan. This has been completed and can be found at Appendix 1.

2. Summary of the review

The key messages from the review are:

- 2.1. The changes to the NPPF since the 2012 version still protect the Broads. Despite the updates to the NPPF, the policies in the adopted 2019 Local Plan for the Broads still reflect national planning policy requirements.
- 2.2. Due to the capacity issues at Horning Knackers Wood Water Recycling Centre, no development that increases load within that catchment can come forward. This means that the development boundary for Horning is currently in effect 'suspended' and the allocation for residential moorings in Horning cannot come forward. Members will be aware of this situation as the [Joint Position Statement](#) was updated in August 2023. This does not mean that other policies in the Local Plan are not adequate.
- 2.3. Following attempts to identify a suitable organisation and methodology to assess safety by the water plans, it was found that this policy is not deliverable. That being said, there is other legislation in place to ensure that adequate safety measures are provided in schemes. This does not mean that other policies in the Local Plan are not adequate.
- 2.4. The housing number planned for in the new Local Plan (368 dwellings) is more than that planned for in the current adopted 2019 Local Plan (286 dwellings). It is not the case that the adopted 2019 Local Plan can be considered out of date as a consequence of the new figure being 82 dwellings higher than the previous figure, because the new figure results from new evidence commissioned for the review of the Local Plan. That is to say - the review prompted the housing figure to be calculated, rather than a new housing figure prompting a review.
- 2.5. Any allowed appeals do not indicate issues with the adopted 2019 Local Plan.

3. Conclusion

- 3.1. The review therefore concludes that the policies in the Local Plan are adequate and relevant and that the Local Plan is not being reviewed because there are issues with policies.

Author: Natalie Beal

Date of report: 09 May 2024

Appendix 1 – [Five Year Review of the Local Plan for the Broads – completed PAS template.](#)

PAS LOCAL PLAN ROUTE MAPPER TOOLKIT PART 1: LOCAL PLAN REVIEW ASSESSMENT

Why you should use this part of the toolkit

The following matrix will assist you in undertaking a review of policies within your plan to assess whether they need updating.

The matrix is intended to supplement the [National Planning Policy Framework](#) (NPPF) (paragraph 33 in particular) and the associated [National Planning Practice Guidance](#) on the review of policies within the plan. Completing the matrix will help you understand which policies may be out of date for the purposes of decision making or where circumstances may have changed and whether or not the policy / policies in the plan continue to be effective in addressing the specific local issues that are identified the plan. This in turn will then help you to focus on whether and to what extent, an update of your policies is required. We would recommend that you undertake this assessment even if your adopted local plan already contains a trigger for review which has already resulted in you knowing that it needs to be updated. This is because there may be other policies within the plan which should be, or would benefit from, being updated.

This part of the toolkit deals only with local plan review. Part 2 of the toolkit sets out the content requirements for a local plan as set out in the NPPF. Part 3 of the toolkit outlines the process requirements for plan preparation set out in legislation and the NPPF. Soundness and Plan Quality issues are dealt with in Part 4 of the toolkit.

How to use this part of the toolkit

Before using this assessment tool it is important that you first consider your existing plan against the key requirements for the content of local plans which are included in the [Planning and Compulsory Purchase Act 2004 \(as amended\)](#); [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012 \(as amended\)](#) and the most up to date [NPPF](#), [PPG](#), Written Ministerial Statements and the [National Model Design Code](#). To help you with this **Part 2 of the toolkit** provides a checklist which sets out the principal requirements for the content and form of local plans against the relevant paragraphs of the [NPPF](#). Completing **Part 2 of the toolkit** will help you determine the extent to which your current plan does or does not accord with relevant key requirements in national policy. This will assist you in completing question 1 in the assessment matrix provided below, and in deciding whether or not you need to update policies in your plan, and to what extent.

To use the matrix, consider each of the statements listed in the “requirements to consider” column against the content of your current plan. You will need to take into consideration policies in all development plan documents that make up your development plan, including any ‘made’ neighbourhood plans and/ or any adopted or emerging Strategic Development Strategy. For each statement decide whether you:

- Disagree (on the basis that your plan does not meet the requirement at all);
- Agree (on the basis that you are confident that your current plan will meet the requirement)

Some prompts are included to help you think through the issues and support your assessment. You may wish to add to these reflecting on your own context.

Complete all sections of the matrix as objectively and fully as possible. Provide justification for your conclusions with reference to relevant sources of evidence where appropriate. You will need an up to date Authority Monitoring Report, your latest Housing Delivery Test results, 5 year housing land supply position, any local design guides or codes and the latest standard methodology housing needs information. You may also need to rely on or update other sources of evidence but take a proportionate approach to this. It should be noted that any decision not to update any policies in your local plan will need to be clearly evidenced and justified.

How to use the results of this part of the toolkit

The completed assessment can also be used as the basis for, or as evidence to support, any formal decision of the council in accordance with its constitution or in the case of, for example, Joint Planning Committees, the relevant Terms of Reference in relation to the approach to formal decision-making, as to why an update to the local plan is or is not being pursued. This accords with national guidance and supports the principle of openness and transparency of decision making by public bodies.

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
A	PLAN REVIEW FACTORS		
A1.	<p>The plan policies still reflect current national planning policy requirements.</p> <p>PROMPT: As set out above in the introductory text, in providing your answer to this statement consider if the policies in your plan still meet the 'content' requirements of the current NPPF, PPG, Written Ministerial Statements and the National Model Design Code (completing Part 2 of the toolkit will help you determine the extent to which the policies in your plan accord with relevant key requirements in national policy).</p>	Agree	<p>Reason (with reference to plan policies, sections and relevant evidence):</p> <p>The changes to the NPPF since the 2012 version still protect the Broads. Despite the updates to the NPPF, the policies in the adopted 2019 Local Plan for the Broads still reflect national planning policy requirements.</p> <p>The NPPG flood risk section has been updated in 2022. We undertook a review of the changes against our adopted Flood Risk SPD and produced an addendum that can be found here. The flood risk policies in the adopted 2019 Local Plan reflect national planning policy requirements.</p>
A2.	<p>There has not been a <u>significant</u> change in local housing need numbers from that specified in your plan (accepting there will be some degree of flux).</p> <p>PROMPT: Look at whether your local housing need figure, using the standard methodology as a starting point, has gone up significantly (with the measure of significance based on a comparison with the housing requirement set out in your adopted local plan).</p> <p>Consider whether your local housing need figure has gone down significantly (with the measure of significance based on a comparison with the housing requirement set out in your adopted local plan). You will need to consider if there is robust evidence to demonstrate that your current housing requirement is deliverable in terms of market capacity or if it supports, for example, growth strategies such as Housing Deals, new strategic infrastructure investment or formal agreements to meet unmet need from neighbouring authority areas.</p>	Agree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>The adopted 2019 Local Plan housing need is 286 dwellings. This was derived through the Central Norfolk Strategic Housing Market Assessment. Since the adoption of the Local Plan, the Government now provide the housing need figure for most Local Planning Authorities, but not for protected landscapes like the Broads.</p> <p>A new housing figure has been identified for the review of the Local Plan. Again, derived locally, the housing need is 368 dwellings. This is around 80 more than the 2019 Local Plan. This figure was produced for the Local Plan review.</p> <p>It does not follow that just because we commissioned evidence to give us a housing number for the review of the Local Plan, and as that amount is around 80 more dwellings than the adopted 2019 Local Plan, that the adopted 2019 Local Plan is out of date. The new evidence was commissioned as we have started a review of the Local Plan. That is to say that the review prompted the housing figure to be calculated, rather than a new housing figure prompting a</p>

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
			<p>review.</p> <p>It is also important to note that our housing need is part of our six districts' housing need and not additional to.</p> <p>In terms of residential moorings, the adopted 2019 Local Plan need was 63 and the evidence for the new Local Plan is 48 residential moorings.</p>
A3.	<p>You have a 5-year supply of housing land</p> <p>PROMPT: Review your 5-year housing land supply in accordance with national guidance including planning practice guidance and the Housing Delivery Test measurement rule book</p>	Agree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>We review the five year land supply each year. This can be found in our monitoring reports:</p> <ul style="list-style-type: none"> • Annual Monitoring Report 2022/23 • Annual Monitoring Report 2021/22 • Annual Monitoring Report 2020/21 • Annual Monitoring Report 2019/20 <p>Generally, we do have a five year land supply. If we do not, it is important to note that the presumption in favour of sustainable development does not apply to the Broads.</p>
A4.	<p>You are meeting housing delivery targets</p> <p>PROMPT: Use the results of your most recent Housing Delivery Test, and if possible, try and forecast the outcome of future Housing Delivery Test findings. Consider whether these have/are likely to trigger the requirement for the development of an action plan or trigger the presumption in favour of sustainable development. Consider the reasons for this and whether you need to review the site allocations that your plan is reliant upon. In doing so you need to make a judgement as to whether updating your local plan will support delivery or whether there are other actions needed which are not dependent on changes to the local plan.</p>	Not relevant	The Housing Delivery Test does not apply to the Broads.

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
A5.	<p>Your plan policies are on track to deliver other plan objectives including any (i) affordable housing targets including requirements for First Homes; and (ii) commercial floorspace/jobs targets over the remaining plan period.</p> <p>PROMPT: Use (or update) your Authority Monitoring Report to assess delivery.</p>	Not relevant	<p>Housing schemes in the Broads rarely meet the thresholds for affordable housing, whether it is off-site contributions for 6-9 dwellings or on site for schemes of ten dwellings or more. This is because of the constrained nature of the Broads.</p> <p>There are no employment targets in the Broads.</p>
A6.	<p>There have been no significant changes in economic conditions which could challenge the delivery of the Plan, including the policy requirements within it.</p> <p>PROMPT: A key employer has shut down or relocated out of the area.</p> <p>Unforeseen events (for example the Covid-19 Pandemic) are impacting upon the delivery of the plan.</p> <p>Up-to-date evidence suggests that jobs growth is likely to be significantly more or less than is currently being planned for.</p> <p>Consider if there is any evidence suggesting that large employment allocations will no longer be required or are no longer likely to be delivered.</p> <p>You will need to consider whether such events impact on assumptions in your adopted local plan which have led to a higher housing requirement than your local housing need assessment indicates.</p> <p>Consider what the consequences could be for your local plan objectives such as the balance of in and out commuting and the resultant impact on proposed transport infrastructure provision (both capacity and viability), air quality or climate change considerations.</p>	Agree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>No change in economic conditions.</p>

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
A7.	<p>There have been no significant changes affecting viability of planned development.</p> <p>PROMPT: You may wish to look at the Building Cost Information Service (BCIS) All-in Tender Price Index, used for the indexation of Community Infrastructure Levy (CIL), or other relevant indices to get a sense of market changes.</p> <p>Consider evidence from recent planning decisions and appeal decisions to determine whether planning policy requirements, including affordable housing, are generally deliverable.</p> <p>Ongoing consultation and engagement with the development industry may highlight any significant challenges to delivery arising from changes in the economic climate.</p>	-	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>Mitigating for nutrient enrichment and recreation impacts as well as providing BNG could impact on viability of schemes. Although the RAMS tariff is £200 to £350 depending on where a scheme is located. With regards to Nutrient Neutrality and BNG, these are issues that other LPAs in the country are facing. These issues do not affect the relevance of adopted 2019 Local Plan policies.</p>
A8.	<p>Key site allocations are delivering, or on course to deliver, in accordance the local plan policies meaning that the delivery of the spatial strategy is not at risk.</p> <p>PROMPT: Identify which sites are central to the delivery of your spatial strategy. Consider if there is evidence to suggest that lack of progress on these sites (individually or collectively) may prejudice the delivery of housing numbers, key infrastructure or other spatial priorities. Sites may be deemed to be key by virtue of their scale, location or type in addition to the role that may have in delivering any associated infrastructure.</p>	Agree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>Stokesby – site has permission and is being built Thurne – site has permission Pegasus – site has permission Utilities Site – set for delivery later in plan period and SPD is being produced.</p> <p>No residential moorings on sites allocated have come forward to date as yet.</p>

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
A9.	<p>There have been no significant changes to the local environmental or heritage context which have implications for the local plan approach or policies.</p> <p>PROMPT: You may wish to review the indicators or monitoring associated with your Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA) / Habitats Regulations Assessment (HRA).</p> <p>Identify if there have been any changes in Flood Risk Zones, including as a result of assessing the effects of climate change.</p> <p>Consider whether there have been any changes in air quality which has resulted in the designation of an Air Quality Management Area(s) or which would could result in a likely significant effect on a European designated site which could impact on the ability to deliver housing or employment allocations.</p> <p>Consider whether there have been any changes to Zones of Influence / Impact Risk Zones for European sites and Sites of Special Scientific Interest or new issues in relation to, for example, water quality.</p> <p>Consider whether there have been any new environmental or heritage designations which could impact on the delivery of housing or employment / jobs requirements / targets.</p> <p>Consider any relevant concerns being raised by statutory consultees in your area in relation to the determination of individual planning applications or planning appeals which may impact upon your plan - either now or in the future.</p>	Agree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>Mitigating for nutrient enrichment and recreation impacts as well as providing BNG could impact on viability of schemes. Although the RAMS tariff is £200 to £350 depending on where a scheme is located. With regards to Nutrient Neutrality and BNG, these are issues that other LPAs in the country are facing. These issues do not affect the relevance of adopted 2019 Local Plan policies.</p> <p>In terms of flood risk, the 2017 SFRA used a precautionary approach in relation to areas where there is no modelled flood risk and this is still relevant. The Broadland Futures Initiative is set to provide up to date flood risk modelling. This does not affect the relevance of adopted 2019 Local Plan policies.</p>

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
A10.	<p>No new sites have become available since the finalisation of the adopted local plan which require the spatial strategy to be re-evaluated.</p> <p>PROMPT:</p> <p>Consider if there have been any new sites that have become available, particularly those within public ownership which, if they were to come forward for development, could have an impact on the spatial strategy or could result in loss of employment and would have a significant effect on the quality of place if no new use were found for them.</p> <p>Consider whether any sites which have now become available within your area or neighbouring areas could contribute towards meeting any previously identified unmet needs.</p>	-	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>Some new residential mooring sites have been put forward as part of the call for sites for the Local Plan review. But this does not affect the relevance of adopted 2019 Local Plan policies.</p>
A11.	<p>Key planned infrastructure projects critical to plan delivery are on track and have not stalled / failed and there are no new major infrastructure programmes with implications for the growth / spatial strategy set out in the plan.</p> <p>PROMPT:</p> <p>You may wish to review your Infrastructure Delivery Plan / Infrastructure Funding Statement, along with any periodic updates, the Capital and Investment programmes of your authority or infrastructure delivery partners and any other tool used to monitor and prioritise the need and delivery of infrastructure to support development.</p> <p>Check if there have been any delays in the delivery of critical infrastructure as a result of other processes such as for the Compulsory Purchase of necessary land.</p> <p>Identify whether any funding announcements or decisions have been made which materially impact upon the delivery of key planned infrastructure, and if so, will this impact upon the delivery of the Local Plan.</p>	Agree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>No such projects were identified as being a requirement to help deliver the adopted 2019 Local Plan.</p>

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
A12.	<p>All policies in the plan are achievable and effective including for the purpose of decision-making.</p> <p>PROMPT: Consider if these are strategic policies or those, such as Development Management policies, which do not necessarily go to the heart of delivering the Plan’s strategy.</p> <p>Identify if there has been a significant increase in appeals that have been allowed and /or appeals related to a specific policy area that suggest a policy or policies should be reviewed.</p> <p>Consider whether there has been feedback from Development Management colleagues, members of the planning committee, or applicants that policies cannot be effectively applied and / or understood.</p>	Disagree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>The allocation for residential moorings in Horning and the Horning development boundary are not relevant. This is because of the capacity issue of Horning Knackers Wood Water Recycling Centre. This is set out in a joint position statement with North Norfolk and the EA. In the review of the Local plan, these policies are to be removed. This does not affect the relevance of other adopted 2019 Local Plan policies.</p> <p>Any allowed Appeals do not indicate issues with the adopted 2019 Local Plan.</p> <p>The safety by the water policy cannot be delivered due to issues regarding assessing plans. There is other legislation in place to ensure safety by the water is addressed. This does not affect the relevance of other adopted 2019 Local Plan policies.</p>

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
A13.	<p>There are no recent or forthcoming changes to another authority's development plan or planning context which would have a material impact on your plan / planning context for the area covered by your local plan.</p> <p>PROMPT: In making this assessment you may wish to:</p> <ul style="list-style-type: none"> ● Review emerging and adopted neighbouring authority development plans and their planning context. ● Review any emerging and adopted higher level strategic plans including, where relevant, mayoral/ combined authority Spatial Development Strategies e.g. The London Plan. ● Review any relevant neighbourhood plans ● Consider whether any of the matters highlighted in statements A1- A12 for their plan may impact on your plan - discuss this with the relevant authorities. ● Consider any key topic areas or requests that have arisen through Duty to Cooperate or strategic planning discussions with your neighbours or stakeholders - particularly relating to meeting future development and /or infrastructure needs. 	Agree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>None identified.</p>

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
A14.	<p>There are no local political changes or a revised / new corporate strategy which would require a change to the approach set out in the current plan.</p> <p>PROMPT: In making this assessment you may wish to:</p> <ul style="list-style-type: none"> ● Review any manifesto commitments and review the corporate and business plan. ● Engage with your senior management team and undertake appropriate engagement with senior politicians in your authority. ● Consider other plans or strategies being produced across the Council or by partners which may impact on the appropriateness of your current plan and the strategy that underpins it, for instance, Growth Deals, economic growth plans, local industrial strategies produced by the Local Economic Partnership, housing/ regeneration strategies and so on. 	Agree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>None identified.</p>

	ASSESSING WHETHER OR NOT TO UPDATE YOUR PLAN POLICIES	YES/NO (please indicate below)	
A15.	You AGREE with <u>all</u> of the statements above	No	<p>If no go to question A16.</p> <p>If yes, you have come to the end of the assessment. However, you must be confident that you are able to demonstrate and fully justify that your existing plan policies / planning position clearly meets the requirements in the statements above and that you have evidence to support your position.</p> <p>Based on the answers you have given above please provide clear explanation and justification in section A17 below of why you have concluded that an update is not necessary including references to evidence or data sources that you have referenced above. Remember you are required to publish the decision not to update your local plan policies. In reaching the conclusion that an update is not necessary the explanation and justification for your decision must be clear, intelligible and able to withstand scrutiny.</p>
A16.	You DISAGREE with one or more of the statements above and the issue can be addressed by an update of local plan policies	Yes	<p>If yes, based on the above provide a summary of the key reasons <u>why</u> an update to plan policies is necessary in section A17 below and complete Section B below.</p>
A17.	<p><u>Decision:</u> Update plan policies / No need to update plan policies (delete as necessary)</p> <p>Reasons for decision on whether or not to update plan policies (clear evidence and justification will be required where a decision not to update has been reached):</p> <p>Other actions that may be required in addition to or in place of an update of plan policies</p> <p>We answered 'disagree' to one question: A12. This relates to water recycling centre capacity issues in the Horning area as well as safety by the water. The Local Plan for the Broads is already undergoing a review. The main reason for the review is because the adopted 2019</p>		

	Local Plan was produced and examined under the 2012 NPPF. The issues relating to policies for Horning and Safety by the Water does not mean that the adopted 2019 Local Plan policies are out of date and cannot be used. Indeed, the fact that we are undertaking a review of the Local Plan does not mean the adopted 2019 plan is out of date. The adopted 2019 Local Plan policies are adequate and are being used to determine planning applications.		
	B. POLICY UPDATE FACTORS	YES/NO (please indicate below)	Provide details explaining your answer in the context of your plan / local authority area
B1	Your policies update is likely to lead to a material change in the housing requirement which in turn has implications for other plan requirements / the overall evidence base.	Yes	The current adopted 2019 Local Plan need is 286 dwellings. This was derived through the Central Norfolk Strategic Housing Market Assessment. Since the adoption of the 2019 Local Plan, the Government provide the housing need figure for an area, but not for protected landscapes like the Broads. A new housing figure has been provided for the review of the Local Plan. Again, derived locally, the housing need is 368 dwellings. This is around 80 more than the 2019 Local Plan. This figure was produced for the Local Plan review. That is to say that the review prompted the housing figure to be calculated, rather than a new housing figure prompting a review.
B2	The growth strategy and / or spatial distribution of growth set out in the current plan is not fit for purpose and your policies update is likely to involve a change to this.	No	The general approach of the adopted 2019 Local Plan is set to continue in the new Local Plan.
B3	Your policies update is likely to affect more than a single strategic site or one or more strategic policies that will have consequential impacts on other policies of the plan.	No	Policies might be updated to some extent, but the general approach will be rolled forward to the new Local Plan.
	You have answered yes to one or more questions above.		You are likely to need to undertake a full update of your spatial strategy and strategic policies (and potentially non-strategic policies). Use your responses above to complete Section B4.
	You have said no to <u>all</u> questions (B1 to B3) above		If you are confident that the update can be undertaken without impacting on your spatial strategy and other elements of the Plan, you are likely to only need to undertake a partial update of policies. Complete Section B4 to indicate the specific parts / policies of the plan that are likely to require updating based on the answers you have given above.

B4	<p>Decision: Full Update of Plan Policies</p> <p>Reasons for scope of review:</p> <p>We are already reviewing the Local Plan for the Broads. The main reason is because we commit to the review in the Local Plan and that the Local Plan was produced and examined using the 2012 NPPF. Just because we are reviewing the Local Plan, it does not mean the policies of the adopted 2019 Local Plan are inadequate.</p>
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Date of assessment:	12 March 2024
Assessed by:	Natalie Beal, Planning Policy Officer
Checked by:	Cally Smith, Head of Planning
Comments:	

Planning Committee

24 May 2024

Agenda item number 14

Broads Local Plan Local Development Scheme

Report by Planning Policy Officer

Summary

The Local Development Scheme has been updated to reflect the proposed way forward for producing the later stages of the Local Plan.

Recommendation

To endorse the Local Development Scheme.

1. Introduction

- 1.1. The Local Development Scheme (LDS) sets out the timeline for producing the Local Plan. It is good practice to keep the LDS up to date.
- 1.2. The LDS reflects the transition arrangements towards a new Planning System, which means that the Local Plan needs to be submitted by June 2025 and then adopted by the end of 2026.

Author: Natalie Beal

Date of report: 09 May 2024

Appendix 1 – [Local Development Scheme \(May 2024\)](#)

Appendix 1 - Local Development Scheme

Timeline for producing the Local Plan for the Broads and Supplementary Planning Documents

Adopted May 2024

Local Plan for the Broads

	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25
Further evidence	Blue																
Preferred Options produced	Purple																
PC	Green																
BA	Green																
Preferred Options consultation	Pink	Pink	Pink														
Assess representations		Dark Blue	Dark Blue	Dark Blue	Dark Blue												
Further evidence		Blue	Blue	Blue	Blue	Blue	Blue										
Submission version produced		Purple	Purple	Purple	Purple	Purple	Purple										
Stakeholder engagement				Orange	Orange	Orange											
Nav Com, PC, BA						Green	Green	Green									
Submission version consultation										Pink	Pink	Pink					
Assess representations											Dark Blue	Dark Blue	Dark Blue				
Nav Com, PC, BA												Green	Green	Green	Green		
Submission															Red	Red	
Examination															
Adoptions	By June 2026																

East Norwich Masterplan Supplementary Planning Document

	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25
Preparation																	
Consultation	Pink	Pink															
Adoption by SNDC and Norwich CC	Grey	Grey	Grey	Grey	Grey												
Adoption by the Broads Authority	Grey	Grey	Grey	Grey	Grey												

Planning Committee

24 May 2024

Agenda item number 15

Circular 28/83 Publication by Local Authorities of information about the handling of planning applications Q1 (1 January to 31 March 2024)

Report by Planning Technical Support Officer

Summary

This report sets out the development control statistics for the quarter ending 31 March 2024

Recommendation

To note the report.

1. Development control statistics

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

Table 1

Number of applications

Category	Number of applications
Total number of applications determined	44
Number of delegated decisions	42
Numbers granted	40
Number refused	4
Number of Enforcement Notices	0
Consultations received from Neighbouring Authorities	25

Table 2

Speed of decision

Speed of decision	Number	Percentage of applications
Under 8 weeks	25	56.8
8-13 weeks	0	2.3

Speed of decision	Number	Percentage of applications
13-16 weeks	0	0.0
16-26 weeks	0	0.0
26-52 weeks	0	0.0
Over 52 weeks	0	0.0
Within agreed extension ¹	18	40.9
Outside of agreed extension	0	0.0

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

Table 3

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

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

Author: Thomas Carter

Date of report: 08 May 2024

Appendix 1 – [PS1 returns](#)

Appendix 2 – [PS2 returns](#)

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

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

³ Other refers to all other application types

Appendix 1 – PS1 returns

Measure	Description	Number of applications
1.1	On hand at beginning of quarter	40
1.2	Received during quarter	60
1.3	Withdrawn, called in or turned away during quarter	1
1.4	On hand at end of quarter	55
2.	Number of planning applications determined during quarter	44
3.	Number of delegated decisions	42
4.	Number of statutory Environmental Statements received with planning applications	0
5.1	Number of deemed permissions granted by the authority under regulation 3 of the Town and Country Planning General Regulations 1992	0
5.2	Number of deemed permissions granted by the authority under regulation 4 of the Town and Country Planning General Regulations 1992	0
6.1	Number of determinations applications received	0
6.2	Number of decisions taken to intervene on determinations applications	0
7.1	Number of enforcement notices issued	0
7.2	Number of stop notices served	0
7.3	Number of temporary stop notices served	0
7.4	Number of planning contravention notices served	0
7.5	Number of breach of conditions notices served	0
7.6	Number of enforcement injunctions granted by High Court or County Court	0
7.7	Number of injunctive applications raised by High Court or County Court	0

Appendix 2 – PS2 returns

Table 1

Major applications

Application type	Total	Granted	Refused	8 weeks or less	More than 8 and up to 13 weeks	More than 13 and up to 16 weeks	More than 16 and up to 26 weeks	More than 26 and up to 52 weeks	More than 52 weeks	Within agreed extension of time
Dwellings	1	1	0	0	1	0	0	0	0	0
Offices/ Light Industry	0	0	0	0	0	0	0	0	0	0
Heavy Industry/Storage/Warehousing	0	0	0	0	0	0	0	0	0	0
Retail Distribution and Servicing	0	0	0	0	0	0	0	0	0	0
Gypsy and Traveller Sites	0	0	0	0	0	0	0	0	0	0
All Other Large-Scale Major Developments	0	0	0	0	0	0	0	0	0	0
Total major applications	1	1	0	0	1	0	0	0	0	0

Table 2

Minor applications

Application type	Total	Granted	Refused	8 weeks or less	More than 8 and up to 13 weeks	More than 13 and up to 16 weeks	More than 16 and up to 26 weeks	More than 26 and up to 52 weeks	More than 52 weeks	Within agreed extension of time
Dwellings	3	2	1	2	0	0	0	0	0	1
Offices/Light Industry	0	0	0	0	0	0	0	0	0	0
General Industry/Storage/Warehousing	2	2	0	1	0	0	0	0	0	1
Retail Distribution and Servicing	2	2	0	1	0	0	0	0	0	1
Gypsy and Traveller Sites	0	0	0	0	0	0	0	0	0	0
All Other Minor Developments	9	9	0	6	0	0	0	0	0	3
Minor applications total	16	15	1	10	0	0	0	0	0	6

Table 3

Other applications

Application type	Total	Granted	Refused	8 weeks or less	More than 8 and up to 13 weeks	More than 13 and up to 16 weeks	More than 16 and up to 26 weeks	More than 26 and up to 52 weeks	More than 52 weeks	Within agreed extension of time
Minerals	0	0	0	0	0	0	0	0	0	0
Change of Use	3	3	0	2	0	0	0	0	0	1
Householder Developments	18	15	3	9	0	0	0	0	0	9
Advertisements	1	1	0	0	0	0	0	0	0	1
Listed Building Consent to Alter/Extend	5	5	0	4	0	0	0	0	0	1
Listed Building Consent to Demolish	0	0	0	0	0	0	0	0	0	0
Certificates of Lawful Development ⁴	3	2	1	1	0	0	0	0	0	2
Notifications ⁴	0	0	0	0	0	0	0	0	0	0
Other applications total	30	26	4	16	0	0	0	0	0	14

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

Table 4

Totals by application category

Application type	Total	Granted	Refused	8 weeks or less	More than 8 and up to 13 weeks	More than 13 and up to 16 weeks	More than 16 and up to 26 weeks	More than 26 and up to 52 weeks	More than 52 weeks	Within agreed extension of time
Major applications	1	1	0	0	1	0	0	0	0	0
Minor applications total	16	15	1	10	0	0	0	0	0	6
Other applications total	27	24	3	15	0	0	0	0	0	12
TOTAL	44	40	4	25	1	0	0	0	0	18
Percentage (%)	-	90.9	9.1	56.8	2.3	0.0	0.0	0.0	0.0	40.9

Planning Committee

24 May 2024

Agenda item number 16

Customer satisfaction survey 2024

Report by Planning Technical Support Officer

Summary

The Broads Authority's Planning Department has recently undertaken its annual Customer Satisfaction Survey, which again shows a high level of satisfaction with the planning service.

Recommendation

To note the report.

1. Introduction

1.1. As part of its commitment to best practice in delivery of the planning service, the Broads Authority as Local Planning Authority (LPA) engages formally with its service users to seek their views on the quality of the service. This is done using a Customer Satisfaction Survey and is undertaken annually. The National Parks follow a similar approach, although they survey every two years. This report sets out the results of this engagement in 2024.

2. Customer Satisfaction Survey

2.1. The customer satisfaction survey was undertaken by sending a questionnaire to all applicants and agents who had received a decision on a planning application during the period 1 January to 31 March 2024. A total of 46 survey emails and 1 letter were sent out. This is the standard methodology used by all the National Parks over a given period of time. The contact details used were those submitted on the application form and recipients could respond either online or by returning the survey form.

2.2. As in previous years, the questionnaire asked the recipients to respond and rate the service in respect of the following areas:

1. Advice prior to, and during, the application process
2. Communication on the progress of the application
3. Speed of response to queries
4. Clarity of the reasons for the decision
5. Being treated fairly and being listened to
6. The overall processing of the application

2.3. The survey also gave the opportunity for users to rate the service on elements it did well and those which could be improved, as well as giving a general comments section. A copy of the survey is attached at Appendix 1.

3. Responses

3.1. Ten responses were received, representing a response rate of 21.3%. This is a decrease of 6.6% compared to 2023 (27.9%). The response rate is still considered encouraging, and overall, the online survey continues to improve the number of responses received. It is more convenient to complete an online form as opposed to completing a paper copy which needs to be posted back to the Authority.

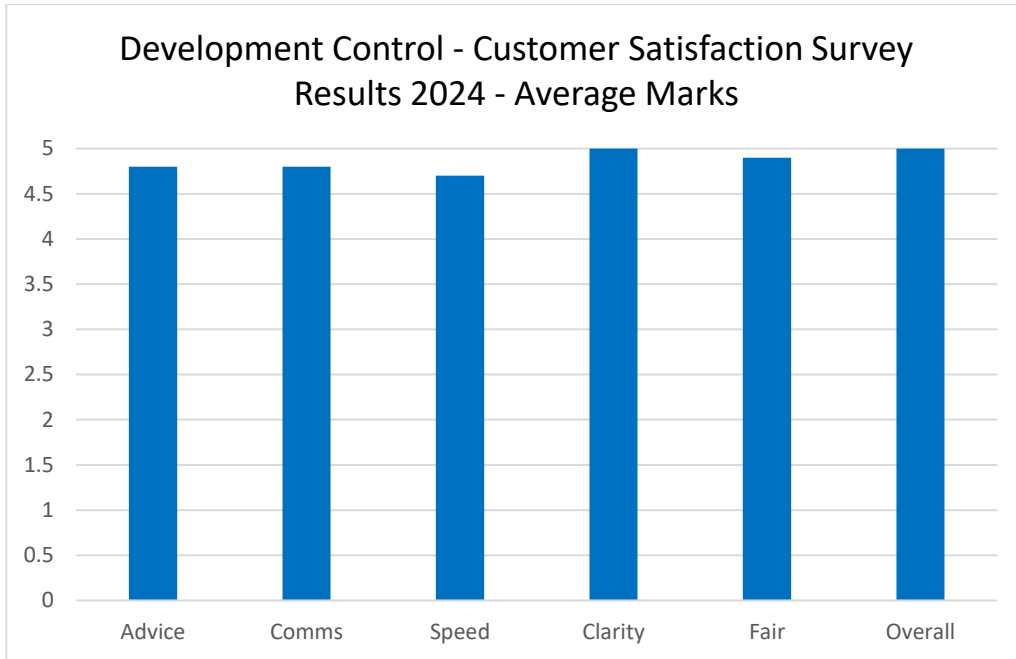
3.2. In considering the results from the questionnaire and assessing the level of satisfaction, the scoring parameters are based on information published by Info Quest, a company that specialises in customer satisfaction surveys and analysis. These note that a goal of 100% satisfaction is commendable, but probably unattainable as people tend to be inherently critical and it is practically impossible to keep everyone always satisfied.

3.3. They therefore consider that a customer awarding a score of 4 or above (out of 5) is a satisfied customer. They also note that, on average, any measurement that shows a satisfaction level equal to or greater than 75% is considered exceptional. It should be noted that applicants for all decisions – approvals and refusals - were asked to take part in the survey. The scoring parameters are:

% Satisfaction	Qualitative Assessment	Comment
75%+	Exceptional	Little need or room for improvement
60% - 75%	Very Good	You are doing a lot of things right
45% - 60%	Good	The level of most successful companies
30% - 45%	Average	Bottom line impact is readily available
15% - 30%	Problem	Remedial actions required
0% - 15%	Serious Problem	Urgent remedial actions required

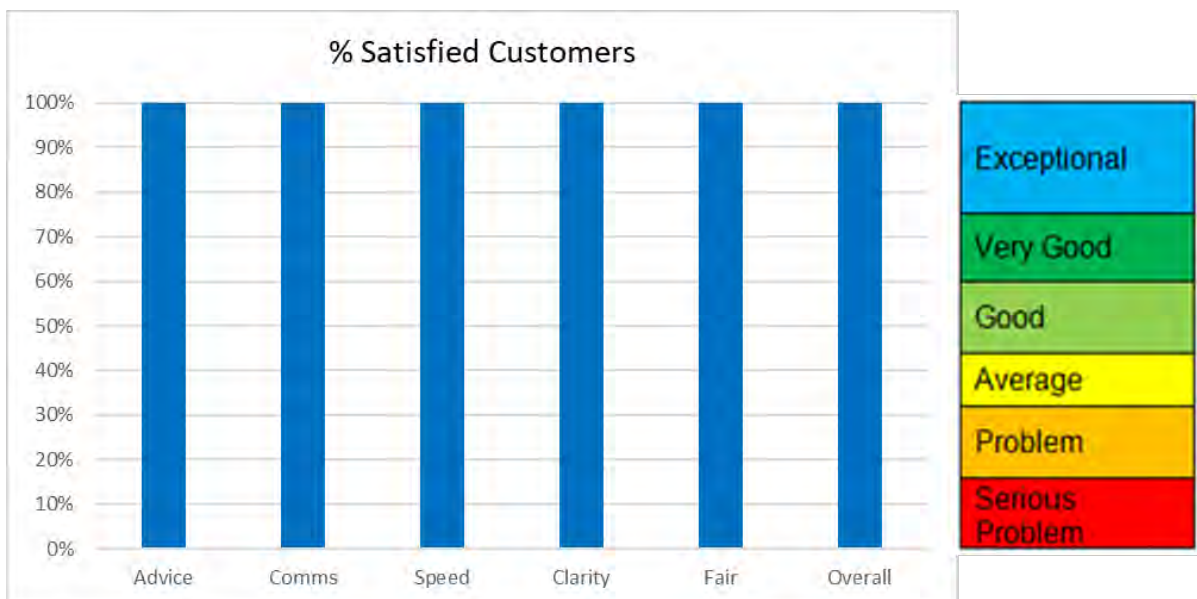
3.4. Customers were asked to rate the service on a scale of 1 – 5, with 5 being the highest score. The answers from the respondents are shown below:

3.5. Average scores for the questions are shown in the following graph:



3.6. It is noted that 100% of respondents scored the service at either 4 or 5 on all aspects, which is a 47% increase on 2023.

3.7. The overall results are represented under the satisfaction parameters detailed at 3.2 as follows:



3.8. The survey also provides an opportunity for customers to comment on what the planning team did well, and where improvements could be made. These comments are summarised below.

3.9. The things that were done well were identified as:

- Impressive response times for queries
- Regular updates regarding the progress of the application

- Clear and transparent explanations and advice
- 3.10. The areas for improvement were identified as:
- Question the logic of statutory consultees
 - Lead times occasionally short when requesting additional information
- 3.11. Nine of the ten respondents had no suggestions for improvements.
- 3.12. The areas for improvements have been noted for consideration, though it should also be noted that most consultees are independent of the Broads Authority, so the case officer has no influence of their responses or requests.
- 3.13. The final question on the form sought suggestions on what other improvements could be made more generally, with the question designed to pick up examples of best practice from elsewhere. However, only one respondent submitted an answer to this question and the comment largely reflected their remark from the previous question.
- 3.14. The majority of the comments are likely to be in response to a particular experience or type of application. Although this makes the feedback more difficult to interpret, it is considered that these comments are mainly ideas of how to improve the service offered, rather than criticisms of the Planning Department's performance.

4. Conclusion

- 4.1. The results of the survey are positive, although some caution should be exercised in interpreting them given the low numbers on which they are based. However, customers who have a bad experience are statistically between two and three times more likely to give feedback compared to those who are happy with their experience. Therefore, the fairly low response rate may demonstrate that on the whole customers are broadly satisfied with the service received.

Author: Thomas Carter

Date of report: 09 May 2024

Appendix 1 – [Customer Satisfaction Survey 2024](#)

Appendix 1 - Customer Satisfaction Survey

Your comments on the Broads Authority's Planning Service.

The Broads Authority is doing a brief survey of people who have submitted planning applications to us and is asking them for their feedback on the quality of service they received. The comments that we receive are really important to help us understand what we do well and what we need to improve. We know these sorts of questionnaires can be time consuming to complete so we have kept it really simple, but if you want to add further details (or even email or telephone with further comments) these would be very welcome.

Thanking you in anticipation of your feedback.

Yours sincerely

Cally Smith
Head of Planning
Broads Authority

T: 01603 756029

E: cally.smith@broads-authority.gov.uk

Please tell us about your overall satisfaction level around:

5 = very good 4 = good 3 = okay 2 = poor.... 1 = very poor

- 1 The advice and help you were given in submitting your application _____
- 2 How well you were kept informed of progress on your application _____
- 3 How promptly we dealt with your queries _____
- 4 How clearly you understood the reasons for the decision _____
- 5 Whether you felt you were treated fairly and your views were listened to _____
- 6 The overall processing of your planning application _____

Please tell us about:

7 Things we did well

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8 Things we could improve

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9 Any other things we could do to improve the service

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Thank you for your time in completing this.

Planning Committee

24 May 2024

Agenda item number 17

Appeals to the Secretary of State update

Report by Head of Planning

This report sets out the position regarding appeals against the Authority.

Recommendation

To note the report.

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
BA/2022/0023/UNAUP2 APP/E9505/C/22/3301919	Mr R Hollocks	Appeal received by the BA on 27 June 2022 Appeal start date 14 July 2022	Beauchamp Arms, Ferry Road, Carleton St Peter	Appeal against Enforcement Notice - lighting and kerbing	Committee Decision 27 May 2022 LPA statement submitted 25 August 2022 Accompanied site visit scheduled 16 July 2024

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
BA/2022/0021/UNAUP2 APP/E9505/C/22/3301976	Mr R Hollocks	Appeal received by the BA on 27 June 2022 Appeal start date 14 July 2022	Beauchamp Arms, Ferry Road, Carleton St Peter	Appeal against Enforcement Notice - workshop	Committee Decision 27 May 2022 LPA statement submitted 25 August 2022 Accompanied site visit scheduled 16 July 2024
BA/2022/0221/TPOA APP/TPO/E9505/9259	Mr R Stratford	Appeal received by the BA on 25 July 2022 Appeal start date 22 February 2024	Broadholme Caldecott Road Lowestoft Suffolk NR32 3PH	Appeal against refusal to grant permission for works to trees in a Conservation Areas: T9: Sycamore - remove and replace with Silver Birch. T12&T13: Sycamores - remove.	Delegated decision 15 July 2022 LPA statement to be submitted 4 April 2024 Hearing date TBC

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
BA/2021/0490/FUL APP/E9505/W/22/3303030	Mr N Mackmin	Appeal received by the BA on 13 July 2022 Appeal start date 2 December 2022	The Old Bridge Hotel Site, The Causeway, Repps with Bastwick	Appeal against refusal of planning permission: 8 one-bedroom & 4 two-bedroom flats for holiday use with restaurant & covered car-park at ground level.	Committee Decision 7 March 2022 LPA statement submitted 6 January 2023 Request from PINS to convert process to Hearing - 15 January 2024 Hearing held 4 March 2024 DISMISSED 16 May 2024

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
BA/2017/0006/UNAUP1 APP/E9505/C/22/3310960	Mr W Hollocks, Mr R Hollocks & Mr Mark Willingham	Appeal received by the BA on 11 November 2022 Appeal start date 16 November 2022	Loddon Marina, 12 Bridge Street Loddon	Appeal against enforcement notice- occupation of caravans	Committee decision 14 October 2022 LPA statement submitted 21 December 2022 Accompanied site visit scheduled 16 July 2024
BA/2023/0001/ENF APP/E9505/C/23/3316184	Mr R Hollocks & Mr J Render	Appeal received by the BA on 6 February 2023 Appeal start date 8 February 2023	Beauchamp Arms, Ferry Road, Carleton St Peter	Appeal against enforcement notice - occupation of caravans	Committee decision 9 December 2022 LPA Statement submitted 22 March 2023 Accompanied site visit scheduled 16 July 2024

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
BA/2022/0416/FUL APP/E9505/W/23/3321331	Mr Steve Hooper & Ms Mary Alexander	Appeal received by the BA on 2 May 2023 Appeal start date 24 October 2023	Blackwater Carr Land Off Ferry Lane, Postwick	Appeal against refusal of planning permission – Retrospective consent for the use of a yurt on a small, raised platform, securing a table and bench to the ground, the installation of a small staked and woven willow windbreak.	Committee Decision 3 February 2023 LPA Statement submitted 28 November 2023 DISMISSED 9 May 2024
BA/2023/0004/UNAUP2 APP/E9505/C/23/3322890 and APP/E9505/C/23/3322949	Jeanette Southgate and Mr R Hollocks	Appeals received by the BA 24 and 26 May 2023 Appeal start dates 27 and 29 June 2023	Berney Arms Inn	Appeal against enforcement notice - occupation of caravan	Committee decision 31 March 2023 LPA Statements submitted 9 August and 11 August 2023
BA/2023/0012/HOUSEH APP/E9505/W/23/3326671	Mr M Anwar	Appeal received by the BA 26 July 2023 Appeal start date 23 October 2023	Broadswater House, Main Road, Ormesby St Michael	Appeal against refusal of planning permission – Single storey flat roof, side/rear extension. Timber fence to boundary. Erection of cart lodge.	Delegated decision 5 May 2023 Fast track householder appeal so no LPA Statement submitted.

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
BA/2023/0343/COND APP/E9505/W/23/3332687	Barnham Leisure Ltd	Appeal received by the BA on 7 November 2023 Appeal start date 24 January 2024.	Pampas Lodge Caravan Park, Haddiscoe.	Appeal against refusal of planning permission – Allow residential occupation of caravans, removal of condition 4 of permission BA/2022/0251/COND	Delegated decision 19 October 2023 LPA Statement to be submitted by 28 February 2024 DISMISSED 7 May 2024
BA/2023/0309/FUL APP/E9505/W/23/3333375	Mr and Mrs R Baldwin	Appeal received by BA on 29 January 2023 Awaiting start date	Barns at The Street Farm, Hardley Steet, Hardley	Appeal against refusal of planning permission – Change of use of two barns to holiday lets.	Delegated decision 9 October 2023

Author: Cally Smith

Date of report: 16 May 2024

Background papers: BA appeal and application files

Planning Committee

24 May 2024

Agenda item number 18

Decisions made by officers under delegated powers

Report by Head of Planning

Summary

This report sets out the delegated decisions made by officers on planning applications from 15 April 2024 to 10 May 2024 and Tree Preservation Orders confirmed within this period.

Recommendation

To note the report.

Parish	Application	Site	Applicant	Proposal	Decision
Ashby With Oby Parish Council	BA/2024/0111/COND	Manor Farm Manor Farm Road Ashby With Oby Norfolk	Mr Craig Clavin	Change to window design & schedule of works. Variation of conditions 2 & 4 of permission BA/2022/0128/LBC	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Barsham And Shipmeadow Parish Council	BA/2024/0091/HOUSEH	Hill Crest The Hill Shipmeadow Suffolk NR34 8HJ	Mr Peter Albon	Horizontal cladding attached to exterior wall surfaces of dwelling (retrospective)	Refuse
Barsham And Shipmeadow Parish Council	BA/2024/0092/FUL	Hill Crest The Hill Shipmeadow Suffolk NR34 8HJ	Mr Peter Albon	Erection of storage barn (retrospective)	Refuse
Bramerton Parish Council	BA/2024/0058/NONMAT	Hill House Hill House Road Bramerton Norfolk NR14 7EG	Mr & Mrs Barton	Amendments to brick detailing, door opening size and use a bar design for terrace balustrade on the rear elevation. Non-material amendment to permission BA/2021/0180/HOUSEH.	Approve
Bungay Town Council	BA/2024/0131/LBC	31 Bridge Street Bungay Suffolk NR35 1HD	Mr Will MacLeod	Replacement front door	Approve Subject to Conditions
Burgh Castle Parish Council	BA/2024/0096/FUL	Windale Back Lane Burgh Castle Norfolk NR31 9QJ	Mr A Cutajar	Proposed annexe development to detached outbuilding	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Horning Parish Council	BA/2024/0032/CLEUD	Driftwood 104 Lower Street Horning Norfolk NR12 8PF	Mr J Atkins	Lawful Development Certificate for 10 years use as holiday accommodation The property has been utilised as holiday and habitable accommodation in breach of condition 5 attached to application reference BA/2011/0353/FUL for more than ten years ago and continues, uninterrupted until the present day.	CLUED Not Issued
Ormesby St Michael Parish Council	BA/2024/0090/HOUSEH	Woodside Main Road Ormesby St Michael Norfolk NR29 3LS	Mr George Challouma	Cart shed and single storey rear extension	Approve Subject to Conditions
Reedham Parish Council	BA/2024/0093/FUL	Joseph House 1 Church Road Reedham Norfolk NR13 3TZ	Mr Phil Munnings	Extension to existing dining room and replacement of existing training building	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Stalham Town Council	BA/2024/0036/FUL	Dyke End Mill Road Stalham Norfolk NR12 9BT	Mr Adrian Cook	Replace approx 250m of timber piling with steel sheeting, timber cap and board	Approve Subject to Conditions
Sutton Parish Council	BA/2024/0042/FUL	Sutton Staithe Boatyard Ltd Staithe Road Sutton Norfolk NR12 9QS	Mr Robert Frearson	Replace redundant garage with an engineering workshop	Approve Subject to Conditions
Wroxham Parish Council	BA/2024/0061/HOUSEH	Bureside 6 Skinners Lane Wroxham Norfolk NR12 8SJ	Mr and Mrs Gareth and Rachel Parker	Replace single glazed timber windows & doors with double glazed UPVC	Refuse

Tree Preservation Orders confirmed by officers under delegated powers

Parish	Address	Reference number	Description
Horning Parish Council	Pinetree Cottage 2 Lower Street Horning Norfolk NR12 8PE	BA/2023/0025/TPO	Trees [T1] Oak [T2] Scots Pine

Parish	Address	Reference number	Description
Horning Parish Council	Burefield Church Road Horning Norfolk NR12 8PZ	BA/2023/0026/TPO	Groups [G1] 10 x Oak as per the attached plan Groups [G1] 10 x Oak [G2] 3 x Swamp Cypress Trees [T1&2] Oak [T3] Beech [T4] Lime [T5-8] Oak [T9] Chilean Pine [T10] False Acacia [T11] Swamp Cypress [T12] Wellingtonia [T13] Swamp Cypress

Author: Cally Smith

Date of report: 13 May 2024