

## Broads Society Response to

BA/2012/0271/FUL

(Re-development of former Pegasus Boatyard to provide 76 dwellings, new boatyard buildings, office, moorings and new access road. Pegasus Marine Caldecott Road Lowestoft Suffolk NR32 3PH

07 Dec 2012

Thank you for giving the Broads Society the opportunity to make observations on the above Planning Application. The Broads Authority Development Brief set out clearly the parameters defining the type of development which would be permitted on this site and the Society was pleased to note that these included:

- o Development of a modern commercial boatyard fully equipped to deal with all types of Broads craft and of sufficient size to provide adequate winter storage.
- o Number and density of dwellings appropriate for this the location taking into account the visual impact, effect on residents in nearby properties and general environmental concerns.
- o Height of buildings limited to a maximum of two to two-and-a-half storeys.
- o Appropriate modifications to the site to ameliorate the flood risk.

The Broads Society is somewhat surprised and disappointed to note that much of the Development Brief appears to have been ignored in the planning application submitted and we therefore wish to lodge our objection to the proposals as they stand. Our main concerns are:

- 1 The Boatyard The portion of the site allocated for the boatyard is totally inadequate for a viable commercial facility. There is insufficient room for the installation and operation of lifting gear essential for the many types of craft used on the Broads which cannot be taken out of the water via the slipway. An area is also needed for a service quay for which there appears to be no provision. The problem is further exacerbated by the fact that a portion of the boatyard has been designated as parking space. It is our view that it is unlikely that any boatyard operator would regard investment in this a viable proposition. Finally, it was our understanding that the Development Brief states that boatyard provision should be the priority use of the site. This requirement appears to have been overlooked in the proposals submitted. There is no doubt that a fully functioning boatyard could play a key role in improving the local economy by supporting the boating interests of local people and visitors
- 2 Housing Although the number of dwellings is lower than originally planned, we believe that the density proposed is still too great. The impact of this overcrowding is made worse by the fact that the main blocks are very large and many are far higher than the Development Brief specification. The existence of other high rise blocks in the area is, in most cases, a matter to be regretted, and should certainly not be regarded as setting an acceptable precedent.
- 3 Parking The number of parking spaces is inadequate.

The average household now has two vehicles and reliance on the pious hope that people can be persuaded to increase their use of public transport is totally unrealistic. As mentioned above, use of part of boatyard site is not an acceptable solution to the overall insufficiency of parking space.

4 Flood Risk We are seriously concerned about flood risk. We understand that the levels on the residential areas are to be increased by removal of soil from the boatyard area, thereby increasing the overall height of the buildings. However, this puts the boatyard at high risk of flooding, providing yet another deterrent to a would-be tenant. The access road is also liable to flooding which will add to the problems highlighted in item 5 below.

5 Traffic We believe that the traffic impact assessment is flawed. It is our view that the traffic volume will be markedly increased once the housing, office and boatyard development are fully functioning, leading to congestion and disruption to everyone living and working in the area or visiting for leisure purposes. In conclusion, this is a once in a lifetime opportunity to development an important site in the Southern Broads. We would prefer to have to wait a little longer for the right development rather than rushing to accept the current proposals for the sake of a quick fix to improve the appearance of the site.