

**Planning Application with Navigation Implications:
BA/2016/0395/FUL: Removal of piling at two sections along the
left bank of the River Bure at Oby
Report by Planning Officer**

Summary: A planning application (BA/2016/0395/FUL) has been submitted to the Broads Authority for the removal of two sections of piling, one of approximately 150 metres immediately north of the entrance to Boundary Farm Staithe, and one of approximately 145 metres of piling a short distance to the south of the entrance to the staithe. The plans show that the river bank will be re-graded with the rond planted with reed rhizomes to encourage growth.

1 Background

- 1.1 The application site is a short distance south of Thurne Mouth at the confluence of the River Bure and River Thurne, located in the area of Boundary Farm Staithe. The two sections of piling to be removed comprise a section of approximately 150 metres of riverbank immediately north of the entrance to the staithe, and a section of approximately 145 metres of riverbank sited 100 metres south of the entrance to the staithe.
- 1.2 In 2011 planning permission was granted for flood defence works as part of the Broadland Flood Alleviation Project in the majority of Compartment 9 (Left Bank of the River Bure between Thurne Mouth and Acle Bridge). This approved a combination of strengthening, rollback and set back of floodbanks. A planning condition was imposed on the permission requiring the submission of a separate planning application to allow removal of the piling which was no longer required an application which was granted in 2015.
- 1.3 The section of piling to which this application relates was not removed as part of the previous scheme as at the time this was being used as Broads Authority 24 hour moorings, the lease for which has since ended and as such the piling is no longer required here for this purpose.

2 The Planning Application

- 2.1 The application is for the removal of piling at two sections along the left bank of the River Bure at Oby, and re-grading of the river bank edge to form a reeded rond. The material removed will be used for crest raising the floodbank, either immediately or stock piled on the rear bank face for future use.
- 2.2 The flood defence works took place in 2011/12 and the rollback banks have become established which allows for the piling to be removed. In its place a

riverbank of a natural appearance would be established which provides a sustainable form of erosion protection for the new flood defence.

- 2.3 A rond will be created, which adjoins the toe of the bank directly with the river's edge. Following advance ecological mitigation the rond will be lowered to approximately mean high water springs level, material will be excavated from behind the piles to create a 1 in 1 slope and the piles will then be extracted.
- 2.4 The reed rhizomes once established would roughly take up the area where the formalised river bank was positioned, therefore there should be no impact on the navigation channel. Channel markers would be used to indicate the navigation channel edge, to be removed once the reed has established.
- 2.5 The key issues for navigation are channel markers, the return at the end of the retained piling, the sonar monitoring of the removed piling to check there is nothing left in there and erosion protection of the new, regraded edge.
- 2.6 With regard to channel markers the applicant has stated the following:

Recent previous schemes, such as the previous piling removal in Compartment 9 and that being undertaken soon in Upton Dyke, have utilised the erosion monitoring posts as navigation markers. These posts are installed at the top of the regraded slope on the riverward edge of the rond. They can be painted the appropriate colour to act as navigation markers ensuring that the bank will be adequately marked until the vegetation grows. The posts can easily be removed when no longer required for navigation or monitoring purposes in agreement with the BA.

- 2.7 With regard to the return at the end of the retained piling the applicant has stated the following:

Piling returns will be installed at the end of any remaining piling runs. These will number 3 – one each side of the mouth of the boat dyke and one further one at the upstream side of the retained 40m section of piling (which was) subject to the Section 106 agreement. These piling returns will be constructed using recycled piling of similar type to that remaining. They will be driven at an angle from the remaining piling back into the rond to prevent erosion occurring behind the retained piling.

- 2.8 With regard to the sonar monitoring of the removed piling the applicant has stated the following:

For clarification, the Hydrographic monitoring does consist of Sonar surveys.

- 2.9 With regard to erosion protection of the new, regraded edge the applicant has stated the following:

Several previous piling removal schemes have been undertaken where erosion protection has not been used. These include previous piling removal

in Compartment 9 as well as similar schemes on the Rivers Bure, Thurne, Ant, Chet and Yare. Our experience, and regular monitoring, has shown that vegetation establishes rapidly in the spring following the works and erosion has been minimal. Monitoring will be undertaken following these proposed works and any local erosion problems will be assessed and appropriate action taken and erosion protection installed if necessary.

2.10 The BA Senior Waterways and Recreation Officer has objected to the scheme on the basis that the existing piling is a key part of any negotiation for a renewal of the lease for the sections previously utilised as 24 hour moorings. Whilst the comments are pertinent to that point, they are not planning considerations and as such cannot be taken into account in determining the planning application.

2.11 The comments of the Navigation Committee on the planning application would be welcomed.

3 Other information

3.1 Members will be aware that the Broads Authority previously leased the land to which this application relates for use as 24 hour moorings, but that this use ceased when the lease expired at the end of 2014.

3.2 Officers have been in negotiation with the landowner and are hopeful that a new lease can be secured, although this is not dependent on this application.

4 Conclusion

4.1 Member's views on any matters of relevance to navigation are sought and will be considered as part of the planning process.

Background papers: BA/2016/0395/FUL

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Broads Plan Objectives: None

Appendices: APPENDIX 1 - Location Plans

Appendix 1

BA/2016/0395/FUL - Land Adj Boundary Farm Staithe, River Bure, Ashby With Oby, Norfolk

