

**Planning Applications with Navigation Implications: Development to Facilitate
Canoe Access on Pound End Broad and Hoveton Marshes**
Report by Planning Assistant

Summary: This report provides details of a planning application for a new vehicular access from the A1062 Horning Road, car park, timber equipment store, temporary toilet facilities, boardwalk and canoe slipway at Pound End; landing stage, boardwalk, and viewing platform at Hoveton Great Broad; and temporary de-watering lagoon at Hoveton Estate and Hoveton Marshes, Horning Road, Hoveton

Member's views are sought on the proposals.

1 Background

- 1.1 The application site forms part of the Hoveton Estate and includes areas of agricultural land and sites around Pound End Broad and Hoveton Marshes. This area lies to the south of Horning Road between the main settlements of Hoveton and Horning and to the west of the River Bure, north of Hoveton Great Broad. Other than the far south of the application site where it adjoins Hoveton Great Broad, the majority of the application area is not under any habitat designation. The application site does not include any part of the River Bure or other publically navigable waters.

2 The Planning Application

- 2.1 Comments are sought from the Navigation Committee on the planning application submitted to the Broads Authority.
- 2.2 In September 2014, following a site visit in August and consultation with the Navigation Committee at their meeting of 4 September, the Planning Committee resolved to grant planning permission for development to facilitate a lake restoration project, proposed by Natural England (BA/2014/0248/FUL). That planning application, and the project in general, generated a significant amount of local interest and desires to improve public access to the site were expressed and the applicant indicated a subsequent planning application would be submitted to include further ecological improvements and access proposals. When considering the project (and associated funding bids) at the full Authority meeting of 26 September, the Broads Authority concluded that they supported the project subject to the inclusion of better public access to the project site.
- 2.3 This application proposes development to facilitate the improved access and comprises a new vehicular access from Horning Road, a car park, temporary

buildings, boardwalk, slipway, landing stage, viewing platform and de-watering lagoon to facilitate the restoration of the dykes and waterways across Horning Marshes. The canoe route that would be facilitated by the proposed development does not in itself require planning permission and would navigate across Pound End Broad and through a series of dykes across the marshes to the edge of Hoveton Great Broad where a platform would give views across the Broad. There would be no direct access between the river and canoe route. Sediment would be removed from the dykes and dewatered, before being spread on agricultural land elsewhere in the Hoveton Estate.

3 Navigation Issues

- 3.1 The proposed development is all outside the public navigation.
- 3.2 Pound End Broad and the waterways across Hoveton Marshes are not open to navigation by the public. This proposal introduce infrastructure to enable canoes to enter Pound End Broad and navigate across the Marshes, providing canoe access where there is currently none. The viewing platform would give visitors to the canoe trail an opportunity to view Hoveton Great Broad, but there would be no access onto or around the Broad.

4 Conclusions

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

Background papers:	Planning File
Author:	Maria Hammond
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Broads Plan Objectives:	TR1
Appendices:	None