

### **Planning Application with Navigation Implications**

BA/2018/0149/FUL: Mooring pontoons to provide 54 private moorings as an extension to the existing Broadlands Marina on the southern side of Oulton Broad; provision of 4 new visitor moorings, removal of 30 private moorings and a section of jetty; creation of additional reedbed, and reinstatement of slipway and pump out facilities (revised scheme).

**Purpose:** A planning application (BA/2018/0149/FUL) was submitted to the Broads Authority in May 2018 for the installation of additional mooring pontoons at an existing marina. The scheme has now been revised to reduce the projection of the pontoons and the number of moorings.

The proposal includes the reinstatement of slipway and pump out facilities, and the creation of additional reedbed.

## **1 Background**

- 1.1 Broadlands Marina is situated on the southern side of Oulton Broad, adjacent to Tubby's Marina, and at the northern end of Broadland Holiday Village. The marina comprises 3 concrete jetties which project out from the quayside by approximately 62 metres, to the west of which is a slipway adjacent to which is a further jetty which is initially concrete with the remainder in timber, projecting out by approximately 78 metres. The existing marina provides moorings for up to 77 boats. Immediately west of the marina is a mooring cut within an area of reedbed which features steel piling in a visibly poor state, the land around the edges is overgrown, and there does not appear to be an obvious access to this area. A further 70 metres to the west is a further mooring cut within the reedbed, this area is not piled and it is not clear how this area is accessed. Within the submitted planning statement under paragraph 2.2.1 it is asserted that the two reedbed mooring areas provide up to 30 moorings.
- 1.2 Access via land to the marina is through Broadland Holiday Village, with parking provided at the northern end of the site within a designated car park. The site features a small sales office with decking area sited next to the access to the timber jetty.

## **2 The Planning Application**

- 2.1 The application as submitted (submission version) was for the installation of an area of pontoons sited to the immediate west of the existing marina. This was presented to the Navigation Committee at the 14 June 2018 meeting, the minutes of which show that whilst Members were in favour of additional moorings, they concluded that the proposal as presented interfered with the reasonable use of or enjoyment of the navigation area by other persons or

vessels or persons exercising a public right of navigation. The minutes also show that the Chair concluded that the applicant would need to have a look at how far out they were proposing to put the moorings and return with a revised proposal.

- 2.2 The applicant has since revised the proposal as recommended (revised version). The length of the mooring pontoons has been reduced, and whereas before there were three pontoons of equal length, it is now proposed that the pontoon furthest from the existing moorings is shorter than the other two. In addition, the section of pontoon mooring proposed to the northern end of the existing marina has been removed.
- 2.3 The distance east to west (parallel to the land) of the proposed mooring area remains unchanged at 94 metres, the maximum distance north to south has been reduced from 56.5 metres to 47.5 metres. Access to the pontoons is via the concrete jetty which currently leads to the timber jetty, with the timber section of the jetty removed to make space for the pontoons, this would remove 12 existing moorings.
- 2.4 The proposed pontoon comprises an access walkway at a length of 88 metres which runs roughly parallel to the land, perpendicular to which are three sections of pontoon. The first two pontoons are at a length of 45.5 metres, each section providing up to 20 private moorings demarcated by finger jetties. The third pontoon is at a length of 36.5 metres providing up to 14 private moorings demarcated by finger jetties. The total number of private moorings in this section would be 54 private moorings.
- 2.5 The projection of the pontoons into the broad beyond the northernmost element of the existing marina is 7.5 metres. Oulton Broad provides a powerboat racing exclusion zone, the proposed moorings maintain a separation at a minimum of 28.7 metres to the exclusion zone.
- 2.6 Four visitor berths are proposed to the northern end of the existing marina, these would be in place of four existing private berths.

	Submission version	Revised version
Total area covered	94m x 56.5m	94m x 47.5m
Maximum projection of pontoons	54.5m	45.5m
Projection beyond existing marina	16.6m	7.5m
Separation to race exclusion zone	11.2m	28.7m
Total number of moorings	170	123
Net increase in moorings	43	16
Number of visitor moorings	15	4

- 2.7 In total 123 moorings would be provided at the marina, this comprises the 54 newly created private pontoon moorings, four newly created visitor berths, and 65 provided by the existing moorings. The application includes the removal of 42 existing moorings, so the net increase of mooring provision would be 16.
- 2.8 The application includes the provision of pump out facilities, located next to the proposed visitor moorings, and the re-instatement of slipway facilities. Electric hook-up facilities would be provided to the new moorings. The two areas of existing mooring within the reed bed area would be forsaken and those sections planted with reeds.
- 2.9 Planning policy DM16 permits new moorings where they would contribute to the network of facilities around the Broads system in terms of the location and quality and where they would not have a negative impact on navigation (and subject to other planning concerns such as landscape and ecology).

### **3 Other information**

- 3.1 There are marinas to the east of the subject site with jetties projecting into the broad on approximately the same line as at the subject site. In addition, there are a number of mooring buoys a short distance north of the proposed pontoons, the closest of which is approximately 22.5m from the pontoons.

### **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/2018/0149/FUL
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Broads Plan Objectives:	None
Appendices:	APPENDIX 1 - Location Plan

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