

**Planning Application with Navigation Implications:
Redevelopment of the existing Wayford Marina to include an improvement to
the facilities, allow public access and the construction of an additional
workshop, office, toilet and seven holiday lodges**
Report by Planning Officer

Summary: A planning application has been submitted in respect of the redevelopment of the Wayford Marina on the River Ant at Wayford Bridge. The scheme seeks to improve the services and facilities provided at the marina, rationalise and improve the mooring opportunities and also provide holiday accommodation at the southeastern end of the site.

1 Background

- 1.1 Wayford Marina has been used as a working boatyard for many years. Following a recent change in ownership the new owners wish to significantly upgrade the boatyard services and facilities available on the site and rationalise and optimise the mooring potential on the river frontage of the site. In order to help ensure the future financial viability of the boatyard the scheme includes the construction of 7 holiday units at the southeastern end of the site.
- 1.2 The majority of the work proposed at the Marina requires planning permission and therefore this planning application has been submitted to enable the works to proceed.

2 The Planning Application Process

- 2.1 The application is a result of pre-application discussions with Planning, Waterways, Ecology and Landscape Officers from the Broads Authority.

3 The Planning Application

- 3.1 Comments are now sought from the Navigation Committee on the planning application submitted to the Broads Authority.
- 3.2 Wayford Marina is situated approximately 2.5km directly west of Stalham on the southwestern edge of the village of Wayford. The site is located to the south of the A149 and access to the site is achieved off this road via a private access track. The River Ant fronts the site running northwest to southwest and Long Dyke forms the southeastern boundary of the site. The site covers an area of approximately 2.2ha.

- 3.3 The site is accessed at its northwestern corner where there is currently a porta cabin type building, used as an office, and a toilet block. Opposite this there is a mooring basin. About half of the site to the northwest has been regularly used as a boatyard and two sheds have been erected on the site for use by the boatyard. Beyond these sheds to the southeast is mostly rough ground with an accumulation of elderly boats and general scrap. A small part of this area remains in a natural state comprising reedbed and alder carr. A small mooring cut exists in the southeastern corner of the site. A slipway is located towards the middle of the site providing boat access to the river. Many boats are currently moored along the river frontage of the site and within Long Dyke in a very haphazard arrangement.
- 3.4 The proposal for which planning permission is sought would continue to use the vehicular access off the A149 via the existing private access track, entering the site in the northwest corner. A flat roofed, stained cedar clad building would be erected at the entrance to the site to accommodate the office and a stained cedar clad portable steel unit would be erected as a new toilet block adjacent to the office. A new storage building would be constructed adjacent to the two existing workshops and the northeastern site boundary. Seven single storey holiday units would be constructed at the southeastern end of the site fronting both the River Ant and Long Dyke. The units would each accommodate between 4 and 8 people. Onsite car parking would be provided at various locations on the site.
- 3.5 The existing slipway in the centre of the site would be opened up to provide public access for boat and canoe launching. The southern- most part of the existing mooring basin would continue to be used to provide 28 moorings with the northern area being used to moor boats for sale and accommodate 8 day boats for hire. A new boardwalk would be extended along the river frontage of the site, extending along the Long Dyke frontage, and a number of finger jetties would be added to maximise the mooring opportunities associated with this boatyard. The finger jetties would comprise 3 no. 9m x 800mm jetties, 2 no. 7.5m x 800mm jetties and 3 no. 6m x 800mm jetties. In summary the resultant mooring to be provided at the marina would comprise:
- 25 side on moorings (including 4 in the small cut in the southeastern corner of the site) 7 of which would be for use in association with the holiday lets;
 - 14 stern on with the new finger jetties;
 - 28 in the existing basin;
 - 24hr moorings for public use;
 - boats for sale;
 - 8 day boats.

4 Navigation Issues

- 4.1 As the Navigation Authority, the Broads Authority requires that planning applications with navigation implications are subject to consultation with the Navigation Committee, and a number of possible issues have been identified which are outlined below.

- i. **Restriction of river width** – The addition of the finger jetties, to rationalise the moorings, and the stern on mooring of boats would restrict the navigable width of the river. However there are already stern on moorings along this river frontage and the boats are currently being double moored.
- ii. **Safety** – As the scheme involves the maximisation of mooring provision, and also provides moorings to be used by holiday makers, it is considered necessary for safety chains and ladders to be installed on the finger jetties and walkways.
- iii. **Slipway** – It is considered that the opening up of the slipway to the public for boat and canoe launching is a significant benefit of the proposal.
- iv. **Moorings** - Rationalisation of the moorings to ensure that boats can be moored safely, without damage, and also removing the various sunken vessels, which currently are a navigation hazard are all seen as benefits of the scheme.

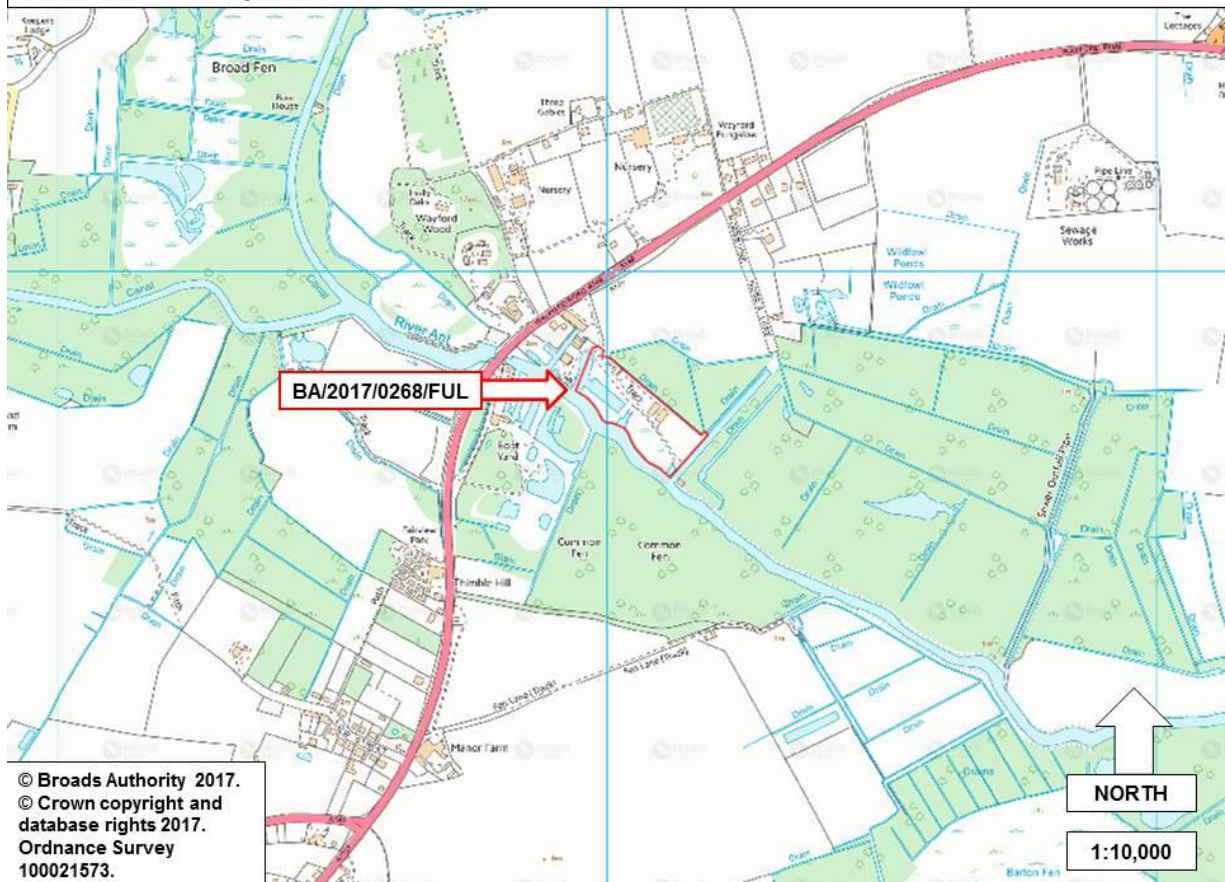
5 Conclusions

- 5.1 Member's views on this application are sought and any matters of relevance to navigation that Members wish to be considered as part of the planning process are welcomed.

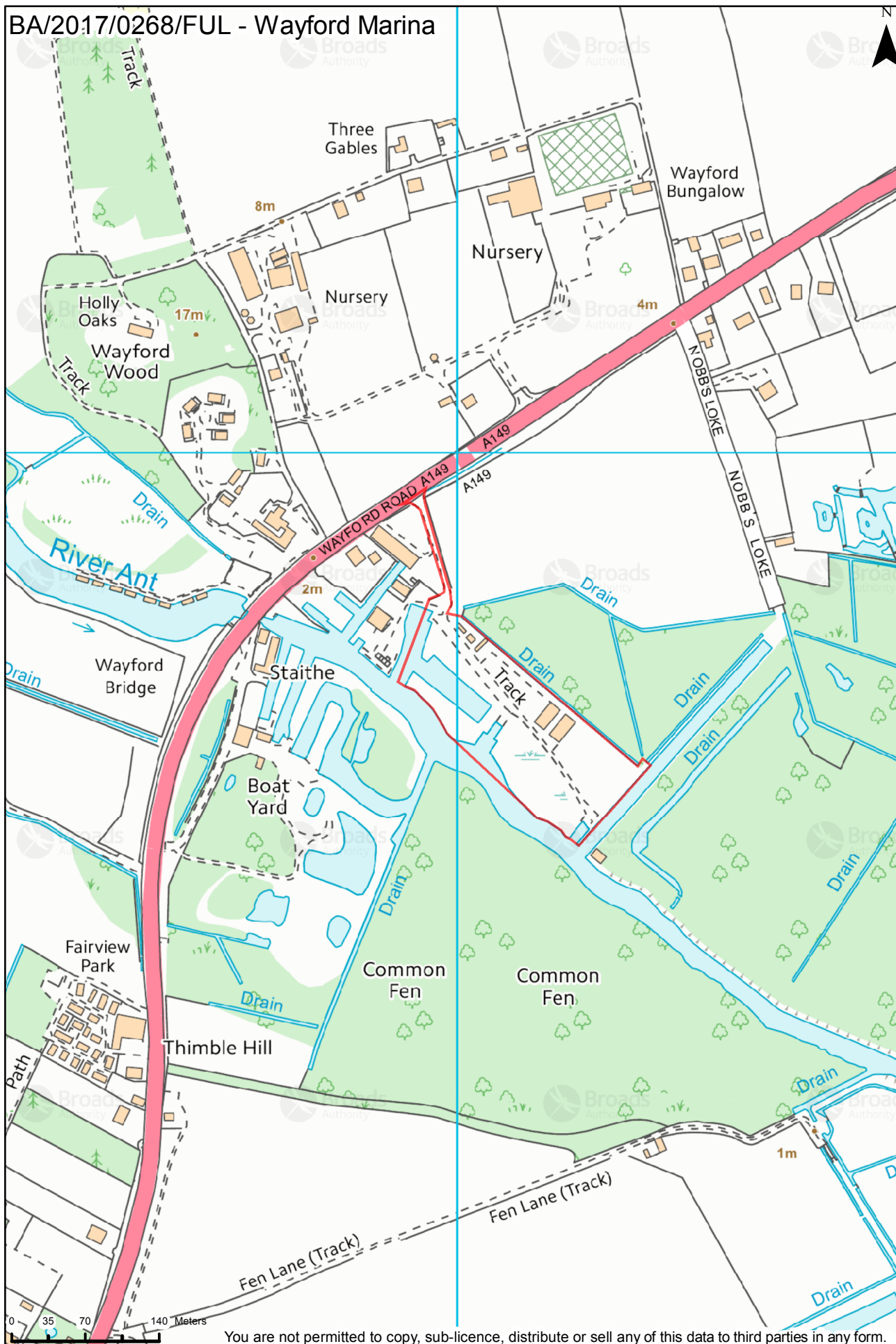
Background papers:	BA/2017/0268/FUL
Author:	Alison Cornish
Date of report:	22 August 2017
Broads Plan Objectives:	None
Appendices:	APPENDIX 1 – Site Location Plans

APPENDIX 1

BA/2017/0268/FUL - Wayford Marina



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