

## **Planning Application with Navigation Implications**

Report by Planning Officer

BA/2018/0149/FUL, Mooring pontoons to provide 70 private and 15 visitor moorings as an extension to the existing Broadlands Marina on the southern side of Oulton Broad; removal of 30 moorings and a section of jetty; creation of additional reedbed, and reinstatement of slipway and pump out facilities.

**Summary:** A planning application (BA/2018/0149/FUL) has been submitted to the Broads Authority for the installation of additional mooring pontoons at an existing marina. The proposal includes servicing 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 This application is for the installation of an area of pontoons covering an area of 94 metres (east to west) by 57 metres (south to north), sited to the immediate west of the existing marina. 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.

- 2.2 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 at a length of 54.5 metres, each section providing up to 24 private moorings demarcated by finger jetties, along with 2 visitor berths at the top end. The total number of private moorings in this section would be 70 private moorings and 6 visitor berths.
- 2.3 The projection of the pontoons into the broad beyond the northernmost element of the existing marina is 16.6 metres.
- 2.4 A further section of pontoon mooring is proposed to the northern end of the existing marina, accessed via the central of the three jetties, this comprises two pontoons projecting northwards by 15 metres and would provide 9 visitor berths.
- 2.5 In total 150 moorings would be provided at the marina, this comprises the 70 newly created private pontoon moorings, 15 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 55.
- 2.6 The application includes the provision of pump out facilities, located next to the two proposed visitor mooring pontoons, 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.
- 2.7 Oulton Broad provides a powerboat racing exclusion zone, the proposed moorings maintain a separation at a minimum of 11.2 metres to the exclusion zone.
- 2.8 Planning policy DP16 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).
- 2.9 The comments of the Navigation Committee on the planning application would be welcomed.

### **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 5.6m 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

