

**Planning Applications with Navigation Implications:
Variation of condition 2: approved plans, and removal of conditions 7: ramp
sections, and 9: archaeology of permission BA/2014/0407/FUL. Hoveton
Marshes, Horning Road, Hoveton.**
Report by Planning Officer

Summary: Planning application to vary and remove the conditions of an existing planning permission for a new access, car park and other infrastructure to facilitate the use of a canoe trail across Hoveton Marshes.

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.
- 1.2 Members may recall that in September 2014, planning permission was granted for development to facilitate a lake restoration project, proposed by Natural England (BA/2014/0248/FUL). That project is now underway. Subsequent to that permission being granted, an application proposing development facilitating a canoe trail on Hoveton Marshes to the north of Hoveton Great Broad was considered (BA/2014/0407/FUL). This was submitted partly in response to desires expressed in consultation responses to the previous application to improve public access to the site. When considering the initial project (and associated funding bids) at the Broads Authority meeting of 26 September 2014, the Broads Authority concluded that it supported the project subject to the inclusion of better public access to the project site.
- 1.3 In March 2015 planning permission was granted for a new access, car park and other infrastructure to facilitate the restoration of the dykes and waterways across Horning Marshes and the subsequent development and use of a canoe trail (BA/2014/0407/FUL). The Navigation Committee was consulted on this application and did not have a recommendation but advised the normal safety criteria should apply to the proposed structures.

2 The Planning Application

- 2.1 The current application seeks to amend the permission which authorised the development and use of the canoe trail by varying and removing three of the conditions.
- 2.2 The amendments are: the provision of boat trips on an amended route, rather than canoe trips; slubbing out dykes with an excavator and depositing spoil on adjacent banks, rather than mud-pumping to a lagoon; and the slipway and staithe structures are proposed to be amended to allow boat, rather than canoe, access.
- 2.3 It is proposed to change the trail from guided canoes to a guided boat trip. This would be a propeller driven boat with an electric motor and maximum capacity of 17 adults, plus one crew. The precise specification would be agreed by condition. There would be a maximum of six trips per day on the same terms as the approved canoe trail. An amended route through the marshes is proposed and, as with the approved canoe trail, would not access the river.
- 2.4 The amended sediment removal method would not require the creation or use of a de-watering lagoon so a condition requiring an archaeological investigation of the approved lagoon area is proposed to be removed as is another requiring details of a ramp between the car park and footpath.
- 2.5 All other aspects of the development would remain as approved.
- 2.6 At the meeting of 2 February 2018, the Planning Committee resolved to grant planning permission for the proposal subject to any further consultation responses and the comments of the Navigation Committee.

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. The proposal would allow a guided boat trail to operate here, in place of the approved canoe trail. The only use of the river associated with the development would be at the start and end of each season when the boat would be brought on and off site.

4 Conclusions

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

Background papers: None
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Broads Plan Objectives: None
Appendices: None