

Broads Local Access Forum

20 May 2026

Agenda item number 7

Potter Heigham Staithe re-piling and mooring space

Report by Waterways Project Officer

Summary

Consultation with the Broads Local Access Forum for the proposed works at Potter Heigham Staithe on the River Thurne.

Contents

1.	Introduction	1
2.	Options Appraisal	2
3.	Risk implications	3
4.	Summary	3
	Appendix 1- Sketch plans of Options 1-5	4

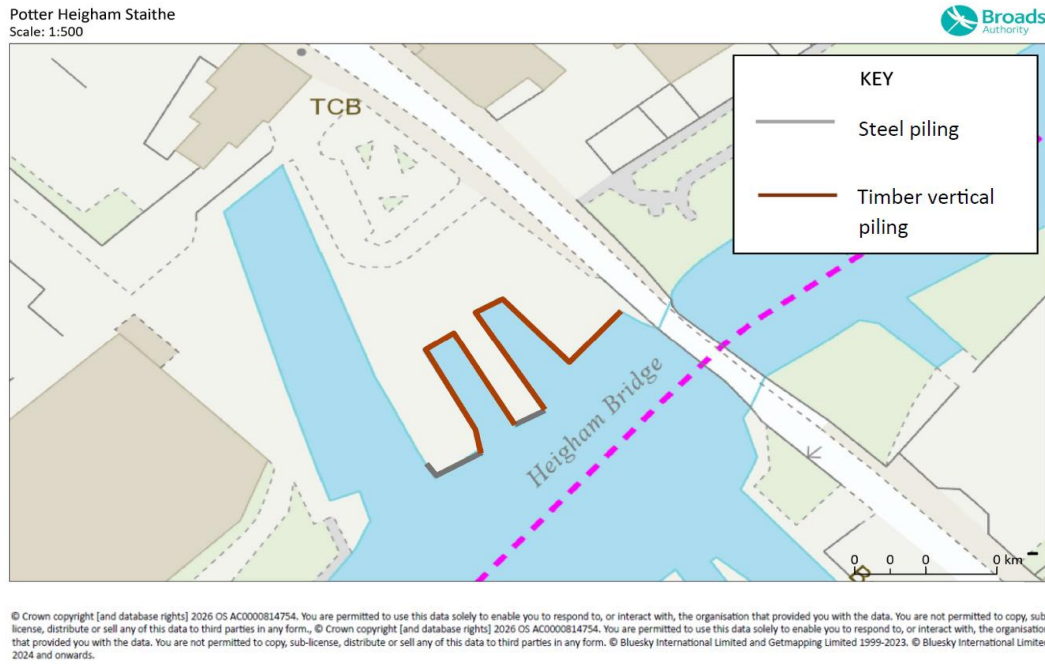
1. Introduction

- 1.1. The Broads Authority manages several public 24-hour moorings within the area of Potter Heigham, and this report focuses on the site named Potter Heigham Staithe. This site is not a 24-hour mooring but does have river frontage. It is owned by the Broads Authority, popular with visitors who appreciate river views and use the local amenities.
- 1.2. Part of the site has staithe rights, this means that this is a place “where individuals have a right to moor boats, at least for the purpose of depositing cargoes” (The Staithe of the Broads: a history and assessment paper).
- 1.3. The timber piling has reached the end of its structural life and no longer meets the Authority’s safety standards. The current surfacing at the Staithe requires regular repair due to movement of the failing piling. There are currently several different phases of construction with different materials used on site (see Figure 1).

- 1.4. There are several options for consideration which offer changes to the mooring capacity and layout of the river frontage with a more consistent construction and visual appearance.

2. Options Appraisal

- 2.1. Figure 1: Site location and current river frontage materials and layout



- 2.2. The river frontage defined in Figure 1, currently comprises a mixture of steel and timber piling, with a tarmac surfacing behind the capping. Based on the latest structural condition assessment, the timber piling is in poor condition and needs replacing. For the steel piling sections some of the tie rods need replacing.
- 2.3. The basic requirement is to replace the failing timber piling with steel sheet piling. Replacement with steel will improve the robustness of the river frontage and enable effective connection to the existing steel sheets which are in good condition.
- 2.4. An outline description of the different design and layout options open for consideration is in Table 1.
- 2.5. Table 1: Description of the different options considered (See Appendix 1 for matching diagrams)

Option	Description
1	To remove the central peninsula and re-pile around the inlet. Installation of a 2 m wide pontoon will follow.
2	To infill both mooring cuts and pile across the entire frontage.

Option	Description
3	To infill the downstream mooring cut, pile across the front and replace the timber piles.
4	To infill the upstream mooring cut, pile across the front and replace timber piles
5	To install new steel piling in the current configuration

3. Risk implications

- 3.1. Site condition assessment shows that remedial work is required. Like-for-like replacement on the exact same footprint (Option 5) offers limited scope for gaining cost efficiencies, such as may be gained through reducing the linear length of expensive sheet piling, or for different mooring opportunities.
- 3.2. All consents and permissions required would be applied for and gained before any work takes place on site. This would include working with Historic England to monitor the impact on Potter Heigham Bridge (Scheduled Ancient Monument).

4. Summary

- 4.1. Members' views are sought on any matters of relevance to access to the waterways and staithe rights for Options 1 to 5. Responses will be considered as part of the on-going project planning process.

Author: Emily Leonard

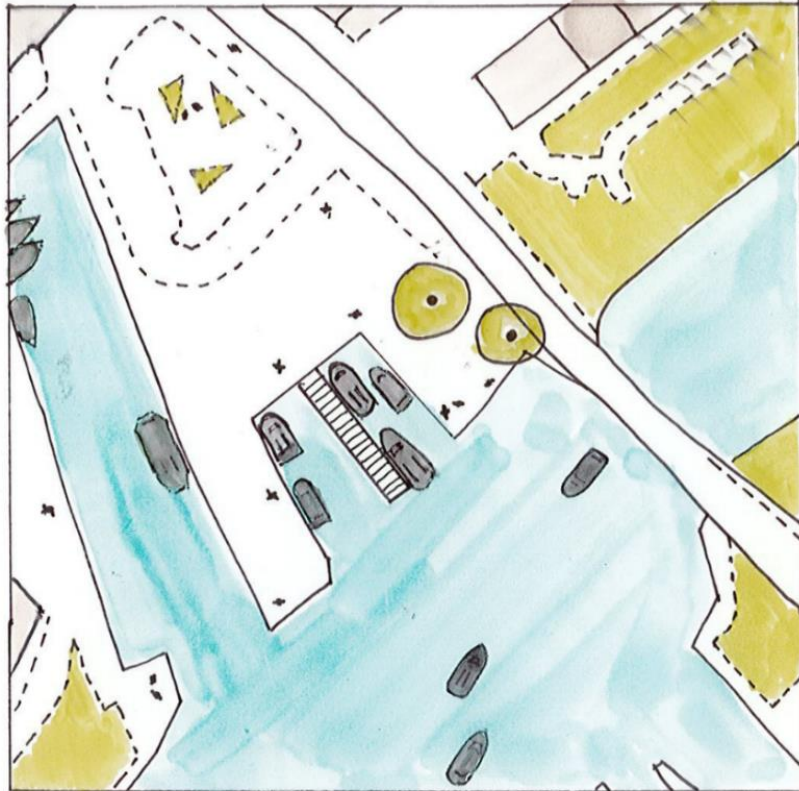
Date of report: 01 May 2026

Background papers: The Staithe of the Broads: a history and assessment paper- [The Staithe of the Broads](#)

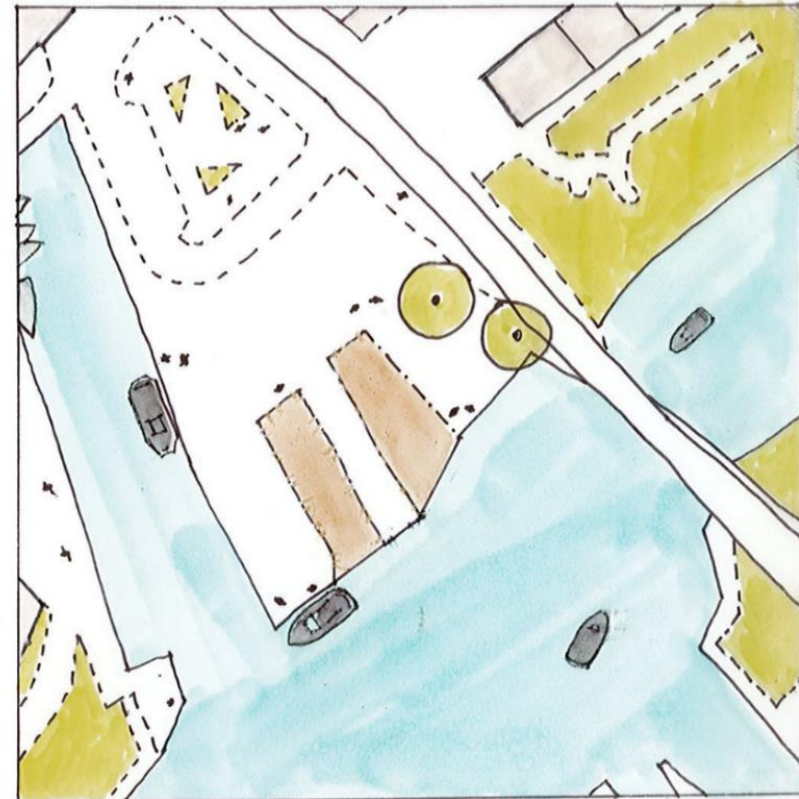
[Broads Plan](#) objectives: C2, E1

Appendix 1 – Sketch plans of Option 1-5

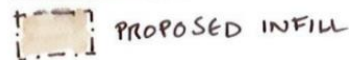
Appendix 1- Sketch plans of Options 1-5

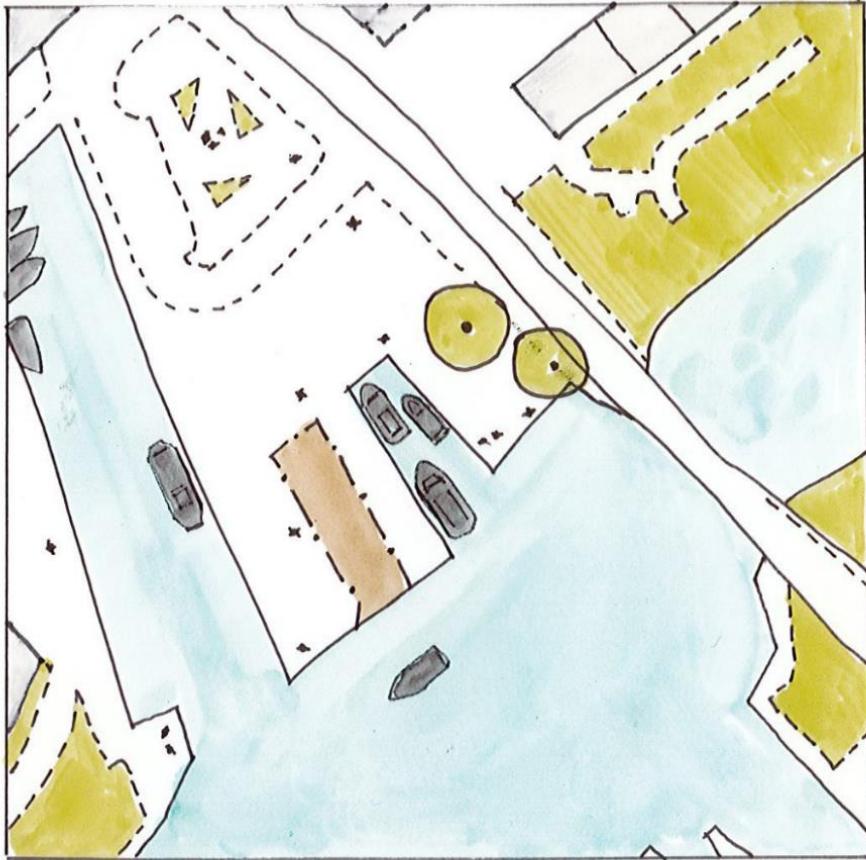


OPTION 1 : REMOVE CENTRAL PENINSULA AND
REPLACE WITH PONTOON



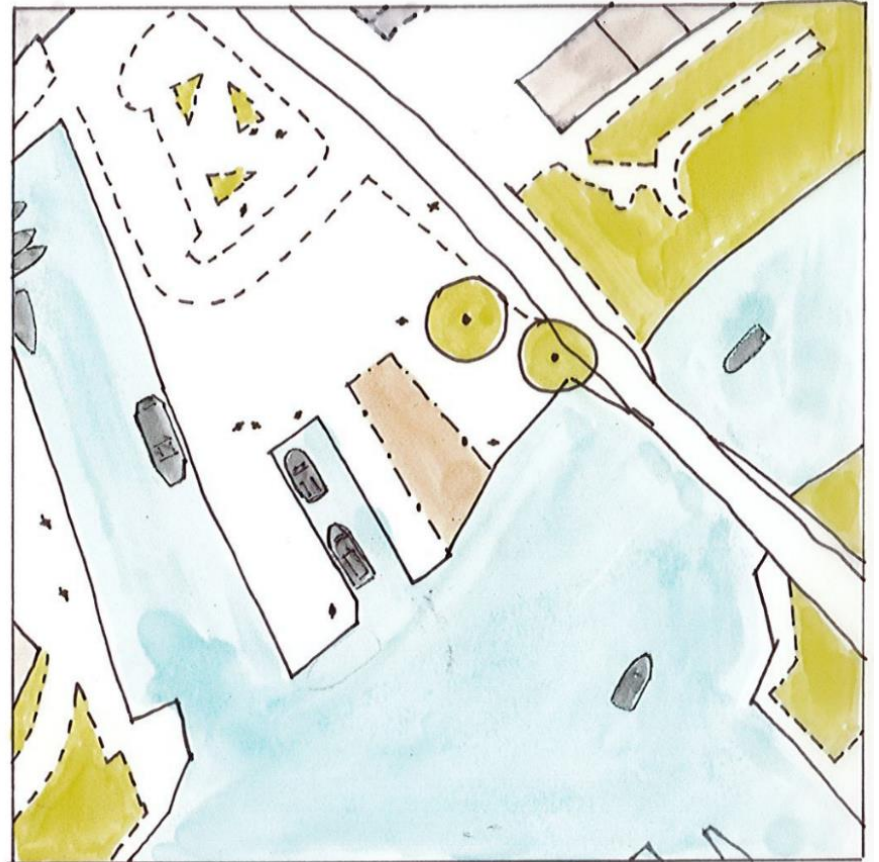
OPTION 2 : INFILL BOTH INLETS





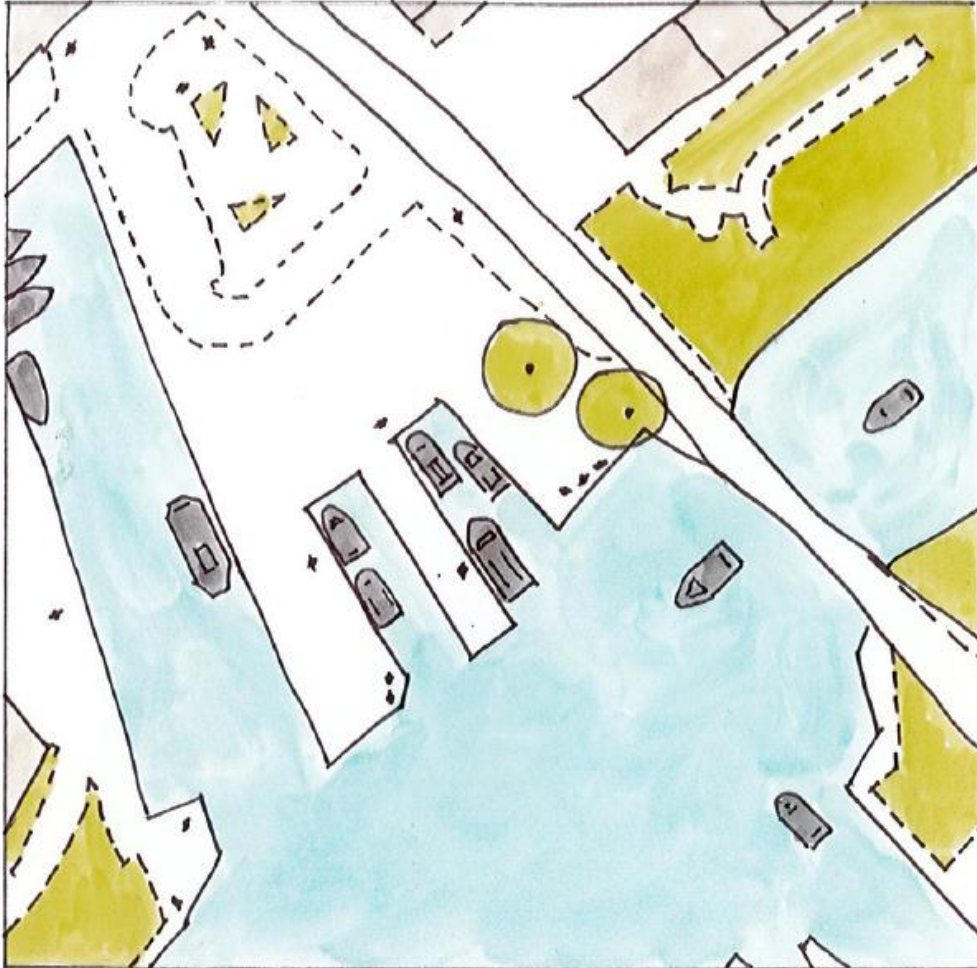
OPTION 3 ; INFILL DOWNSTREAM INLET

PROPOSED INFILL



OPTION 4 ; INFILL UPSTREAM INLET

PROPOSED INFILL



OPTION 5 : PILE LIKE FOR LIKE

POTTER HEIGHAM STAITHE | 1:500 | 24.03.2026