

Navigation Committee

16 April 2026

Agenda item number 15

Potter Heigham Staithe re-piling and mooring space- options for the two existing small mooring cuts

Report by Waterways Project Officer

Purpose

Consultation with the Navigation Committee for proposed works at Potter Heigham Staithe on the River Thurne.

Broads Plan context

C2: Maintain existing navigation water space and develop appropriate opportunities to extend access for various types of craft.

E1: Improve the integrated network of access routes and points (with easier access for people with mobility and sensory needs), linked to visitor facilities.

Contents

1.	Introduction	1
2.	Proposed project	2
3.	Risk implications	3
4.	Summary	3
	Appendix 1- Plan of Options 1 & 2	5
	Appendix 2- Plan of Options 3 & 4	6
	Appendix 3- Plan of Option 5	7

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

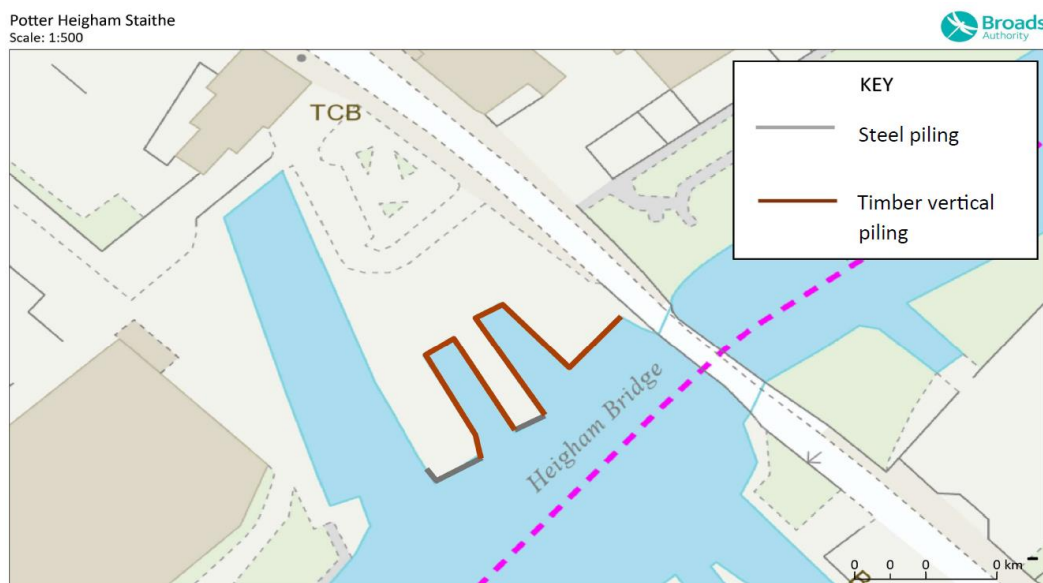
site is not a 24-hour mooring but does have river frontage. It is owned by the Broads Authority, popular with visitors who appreciate river views and use the local amenities.

- 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. Prior to the development of any scheme to replace or modify the river frontage, views of the Navigation Committee are sought on any matters relevant to navigation. This report fulfils this requirement. Section 9 (6) (iv) of the Norfolk and Suffolk Broads Act 1988 states:

“before determining any application for planning permission which may significantly affect the use or enjoyment of the whole or any part of the navigation area and which materially conflicts with any policy, plan, strategy or procedure of the Authority;”
- 1.4. The timber piling has reached the end of its structural life and no longer meets current 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).
- 1.5. 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. Proposed project

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



© Crown copyright [and database rights] 2026 OS AC0000814754. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form. © Crown copyright [and database rights] 2026 OS AC0000814754. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form. © Bluesky International Limited and Getmapping Limited 1999-2023. © Bluesky International Limited 2024 and onwards.

- 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 Appendices 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.
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 benefits for cost-efficiencies 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 on any matters of relevance to navigation for Options 1 to 5 are sought and will be considered as part of the on-going project planning process.

Author: Emily Leonard

Date of report: 24 March 2026

Background papers: Integrated Access Strategy - [Integrated Access Strategy 2023](#), The
Staithe of the Broads: a history and assessment paper- [The Staithe of the Broads](#)

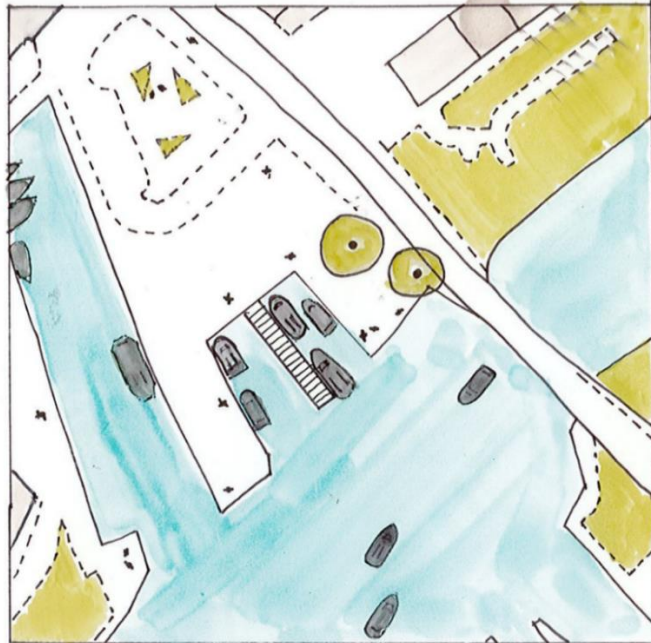
[Broads Plan](#) strategic objectives: C2, E1

Appendix 1 – Plan of Option 1 & 2

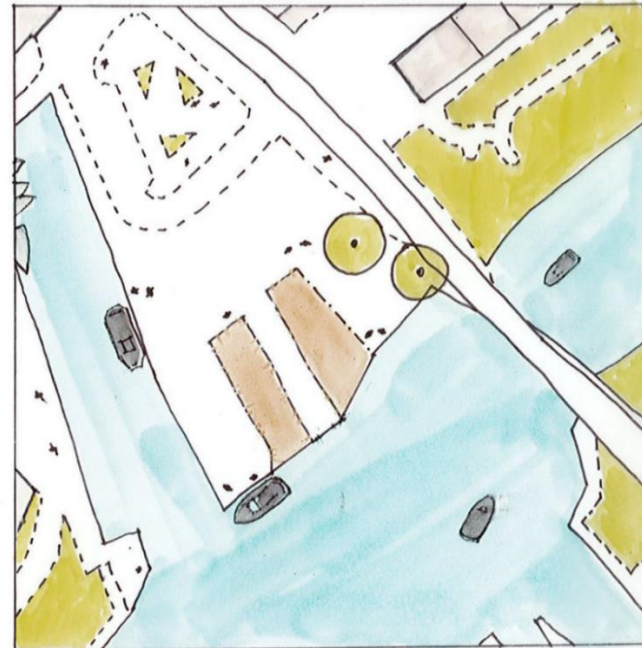
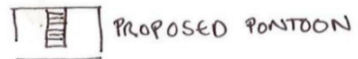
Appendix 2- Plan of Option 3 & 4

Appendix 3- Plan of Option 5

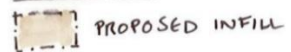
Appendix 1- Plan of Options 1 & 2



OPTION 1 : REMOVE CENTRAL PENINSULA AND
REPLACE WITH PONTOON

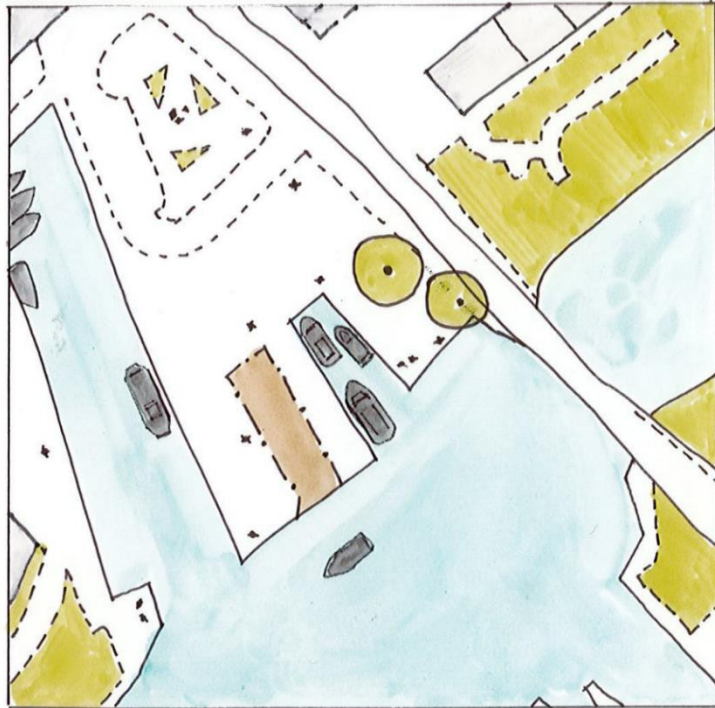


OPTION 2 : INFILL BOTH INLETS




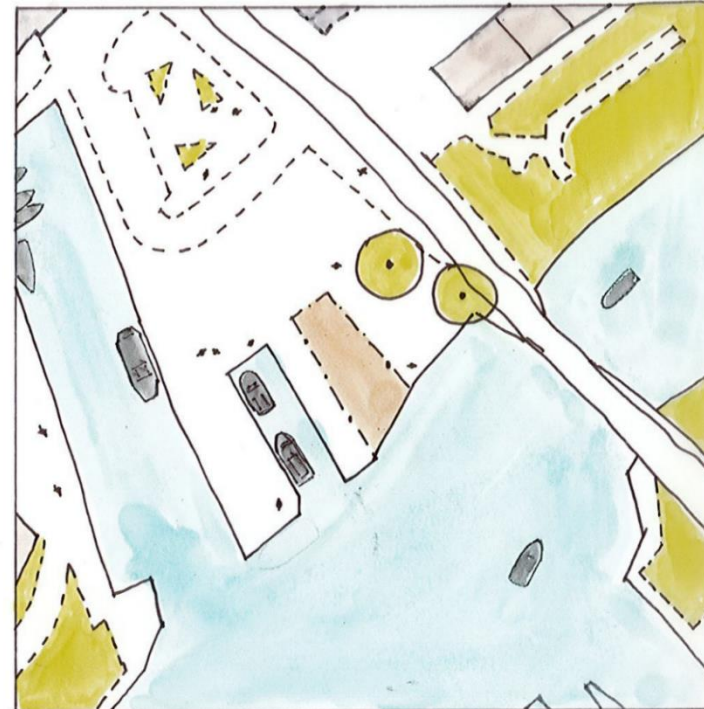
POTTER HEIGHAM STAITHE | 1:500 | 24.03.2026

Appendix 2- Plan of Options 3 & 4




OPTION 3 : INFILL DOWNSTREAM INLET

 PROPOSED INFILL



OPTION 4 : INFILL UPSTREAM INLET

 PROPOSED INFILL

POTTER HEIGHAM STAITHES | 1:500 | 24.03.2026

Appendix 3- Plan of Option 5



OPTION 5 : PILE LIKE FOR LIKE

POTTER HEIGHAM STAITHES | 1:500 | 24.03.2026