

# Navigation Committee

11 January 2024

Agenda item number 17

## Planning application with implications for navigation- BA 2023 0444 FUL at Horizon Craft Acle Bridge

Report by Planning Officer

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### Purpose

The purpose of this report is to consult the Committee on a planning application, BA/2023/0444/FUL, which was submitted in December 2023 for redevelopment of the site at Acle Bridge including demolition of the existing building and construction of a building to provide a new visitors' centre, cafe, discovery hub, day boats reception and workshop/wet shed and associated car parking and landscaping. A new vehicular access would be created and the excavation of a quay to provide additional moorings.

### Recommendation

Members' views are invited on any matters of relevance to navigation and will be considered as part of the planning process.

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## 1. Introduction

- 1.1. The application site lies on the west side of Acle Bridge which allows the Old Road (A1064) to cross the River Bure. The site is a former workshop and restaurant which closed during the Covid 19 pandemic. There is a large concrete parking area adjacent to a modest sized basin. The proposal seeks a redevelopment of the site as a whole.
- 1.2. To the immediate east of the site is Bridgecraft Marine, an operational boatyard. To the north of the site is a small café building and to the east side of the road is the Bridge Inn public house. To the north-east is a commercial site occupied by Electrical Testing.
- 1.3. The Horizon Craft site currently utilises the vehicular entrance immediately adjacent to the bridge over the River Bure. This access is an over footway dropped kerb access. In addition, there is an access immediately to the north which serves the adjacent Bridgecraft Marina, which will remain.

## 2. The planning application

- 2.1. It is proposed to demolish the existing restaurant and workshop buildings and rebuild a wet shed and café. The proposed building will act as a visitors' centre with café, external seating, and recreation space together with a Broads Discovery Hub (following the installation of a similar structure at Beccles). A day boats reception is proposed so visitors can book boats and hire them for the day from the site. A wet shed and workshop are included within the building for boat maintenance and repairs. The net increase in floor area is approx. 500m<sup>2</sup>.
- 2.2. It is also proposed to increase the number of moorings for the storage of boats which will increase the level of river traffic. This will be achieved by excavating to form basins for boat moorings to be used by day boats, private and visitor moorings. Following the proposed development of the marina, there will be:
  - 48 no. private moorings
  - 12 no. day boat moorings
  - 12 no. visitor moorings
- 2.3. There is an existing vehicular access to the southern field which is part of the site. This is proposed to be used as the new access, albeit improved, to serve as the only access to the site, with the existing access closed. The field / new access is approximately 67m to the southwest from the existing access.
- 2.4. The site currently has approximately 100 no. car parking spaces. The total number of proposed spaces will be 90 no. plus 10 no. drop off spaces. Therefore, there is no net increase in spaces. Provision for EV charging is indicated as part of the proposals.
- 2.5. Solar panels are proposed in the form of a ground-mounted array on the southern edge of the site and on the south facing roof slope of the proposed café building.
- 2.6. A total of 14 no. full-time jobs will be created as a result of the proposals.

## 3. Conclusion

- 3.1. Members' views on any matters of relevance to navigation are sought and will be considered as part of the planning process.

Author: Jane Fox

Date of report: 22 December 2023

Background papers: planning file BA/2023/0444/FUL

Appendix 1 – Location Plan

# Appendix 1

BA/2023/0444/FUL - Horizon Craft, Acle Bridge, Upton  
Scale: 1:2,500



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