

## **Compartment 8 and 9 Piling Removal, Boundary Farm, Oby: Amendment of planning application BA/2016/0395/FUL**

### **Introduction**

A planning application was submitted to the Broads Authority (BA) to remove piling within Compartments 8 and 9 (BA/2016/0395/FUL) on 2<sup>nd</sup> November 2016. Following the receipt of consultation comments about the loss of potential mooring opportunities and a site meeting, we are now proposing some amendments. The site meeting took place on 14<sup>th</sup> December 2016 between Broadland Environmental Services Limited (BESL), the landowner the BA Chief Executive and Head of Planning and representative from the NSBA and EACC. During this meeting it was agreed that the BA would install floating pontoons to be used as BA 24 hour moorings following the BESL works and requested that BESL amend the works to accommodate this and include it in the planning application.

A separate application was also submitted prior to the one in question here (BA/2016/0362/FUL). For clarification, this application has not been affected by these proposals.

### **Proposed amendments**

In order to accommodate the BA's proposal to install floating pontoons, the following amendments to our planning application are now proposed:

- The profile of the regraded riverbank will be moved landward by approximately 2m (see drawing WNCoby/410/009/1).
- Floating pontoons attached to vertical steel piles will be included along the two lengths of piling removal (see typical drawings from pontoon supplier ref SOL-3295-SC02 – 05). The exact specification of the pontoons will be determined by the BA before installation.

### **Environmental effects**

There will be no change, as a result of these amendments, to environmental effects assessed in the Environmental Report submitted with the original application. In addition to those in that report there will be the following environmental effects:

- The additional loss of approximately 2m of rond. This additional rond area consists of a regularly mown short grass sward, which provides limited habitat. Therefore the additional effects are considered to be negligible.
- It should be noted the original proposal of a reeded river's edge will still be possible with the installation of floating pontoons. These pontoons will leave a small water gap between them and the riverbank. This will allow reed and other marginal vegetation to grow creating a natural edge with habitat benefits.
- The addition of floating pontoons to the application provides an opportunity for the BA to provide visitor moorings facilities in an area popular with both hire and private leisure boaters. The use of floating pontoons is considered to be a more sustainable long-term solution than traditional rivers edge sheet piles. This provision will provide a major positive benefit to water-based recreation.
- There will be additional landscape effects of the installation of floating pontoons. However, it is considered that the resulting landscape character and views will be similar to the existing situation of steel and timber sheet piling. The final choice of

floating pontoon design and material finishes will enable any visual effects to be minimised.

### **Conclusions**

These proposed amendments have been made in response to consultation comments made expressing a desire for mooring provision in the area. The details of the amendments have been designed in partnership with the BA, the Environment Agency and BESL aim to undertake our works to a specification that allows the BA to meet their aspirations.

The environmental effects of the amended proposals are considered to be of negligible difference to the original proposals. However, in respect of water-based recreation, there will be a major positive effect in allowing the provision of visitor moorings.

**BESL**

**14<sup>th</sup> December 2016**