

PLANNING ON THE RIVER THURNE. Some help and guidance.

13th MARCH 2025 Posted to RTTA Members.

Three members of the RTTA Committee met with EA and BA officers yesterday to try and understand the process of planning Flood Risk Assessments which are required before planning can be granted on BA plans for quay headings, lifting bungalows, boatsheds etc. After a 2 and 1/2 hour meeting we have a lot to process and will be updating the members as soon as we have all the documentation we need. Thanks to those who contacted us prior to the meeting.

In the meantime we would like to remind everyone about the process for applications on quay headings which are probably the planning issues that come up most frequently.

Planning applications can be downloaded from BA website. Or application can be made through the Planning Portal. It is cheaper to download the Application form and send into BA in paper form.

Using the Planning Portal is £60 more expensive than a paper application. This isn't just BA but a national cost.

Details of Broads Planning can be found here.. [Planning](#)

Quay Heading Project Planning requirements

Application form: Householder application if the site address is a residential (Holiday Bungalow) property, or a full application in any other case.

Site Location Plan: This plan requires a red line around the site to which the quay heading relates. The red line must be around the entire land owned by the resident. If it is a full application, the red line needs to be around the area which the quay heading relates to and a blue line around any other land that is under the same ownership, but not related to the proposal. (Plan can be bought from 'BUY a PLAN' or something similar, not Google Earth, or Land Registry Plan or Ordnance Survey plan)

Block Plan: This is a plan like above, however it is an aerial plan, that highlights where the replacement quay heading is. This needs to be highlighted in a colour other than blue or red.

Section Drawing: This plan needs to show what the design of the quay heading will be. This needs to include piling, capping and waling. This is because some designs require two waling boards, so this needs to be conditioned. This needs to include measurements and materials.

Heritage Statement: This is a document that describes the area, the property and why the application is required. Why do you propose the material of piling. This document is only required when the site is listed, or in a dedicated conservation area.

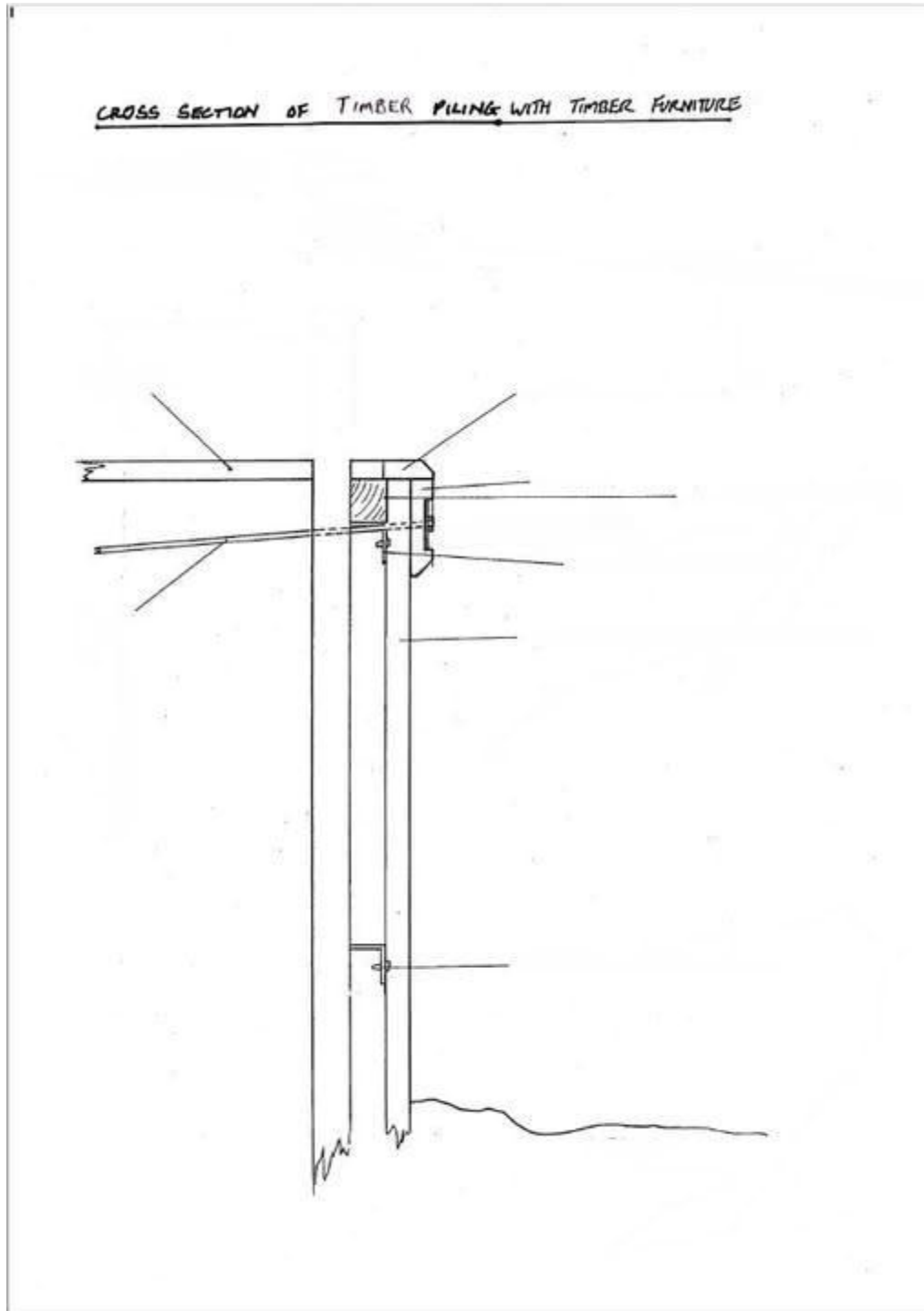
Surveys: The Ecologist could request a Water Vole survey; this is something that will be required during the application process. This is not a validated requirement, however, could hold the application up, if required.

Fee: £258 for a householder application and £293 for a full application (Subject to site size)

Piling Justification: If you propose steel or plastic as the piling material, we will require a justification document explaining why you propose alternative materials to timber. Timber is the preferred material, but its environmental credentials are argued.

If you are unsure of being in a Heritage Area please check by ringing BA planning. Most of the Broads is NOT a Heritage Area.

PLEASE CONTACT BROADS AUTHORITY PLANNING IF YOU ARE IN ANY DOUBT OF WHAT YOU NEED FOR YOUR APPLICATION or TYPE OF MATERIALS YOU CAN USE. ADVICE IS FREE. BELOW IS A CROSS SECTION DIAGRAM WHICH IS ACCEPTABLE FOR YOUR PLANNING APPLICATION> IT JUST NEEDS TO BE LABELLED AND SENT WITH APPLICATION.



There are also Guidelines for building by the Riverside, which are worth a read if anyone wants to build a boatshed, enlarge their bungalow etc. These are available from our local Planning Authority, The Broads Authority.

[Building at the waterside guide](#)

In addition, there is also a Design Guide for building Waterside Properties. Broads Authority Planning)

[Design-Guide-and-Code-for-the-Broads-DRAFT-14.10.2024.pdf](#)