

SWDP 42: Residential Moorings

- A. Where there is scope for residential moorings as part of a marina or basin, or on waterways in urban locations or settlements, planning permission will be granted where:**
- i. They do not conflict with the navigation authority or the Environment Agency's operational requirements.**
 - ii. Necessary site services, such as water supply, electricity and arrangements for the removal of domestic waste, are provided.**
 - iii. There is appropriate permissive access and parking.**
 - iv. There will be no significant adverse effect on the amenity and conservation interest of the waterway, e.g. on tow pathways.**
 - v. They do not result in a proliferation of residential moorings and waterside facilities in a particular location.**
 - vi. There is safe access from any vessel or from the waterway to dry land in cases of emergency.**

Reasoned Justification

1. Residential moorings are part of the overall housing stock. Although the opportunities are limited, there are a number of positive benefits that include a more inexpensive housing option, the opportunity for sustainable living and increased footfall and surveillance that in turn increases safety for other users.
2. The acceptability of proposals for such moorings will depend on site circumstances and whether they comply with other policies in the SWDP, in particular the criteria set out in SWDP 41. Some boats have on-board services and facilities (e.g. waste pump-out, water) and therefore it may not always be necessary to provide these at every new mooring site.
3. New moorings should provide an acceptable means of safely exiting the vessel to dry land in the event of an on-board emergency or flooding. Likewise it is important that access from the waterway to the bank can be maintained at all times. Therefore 'breaks' in pontoons / moorings should be included to ensure anyone in the water can sight the bank or be rescued.
4. Any proposals or applications should also have regard to the relevant strategies, guidance and policies relating to moorings published by the appropriate navigation authority, i.e. Canal and River Trust, Avon Navigation Trust and the views of the Environment Agency and Natural England.