

Residential Moorings on the Tidal River Thames

Objective To guide the licensing of quality residential moorings in appropriate locations on the tidal River Thames and within its associated creeks, so as to ensure that any developments do not interfere with safe navigation or adversely affect the river regime, and are compatible with commercial activities on and along the tidal river and its tributaries.

Synopsis The PLA acknowledges that there is considerable developer interest in the provision of new residential moorings on the tidal River Thames. Indeed, it is likely that demand for these moorings will always outstrip supply. It is nevertheless appropriate that the PLA seeks to provide greater certainty to developers and other stakeholders by outlining how it will approach the licensing of residential moorings. This approach is intended to be used as guidance for the PLA's Licensing Committee and will as such supplement the existing decision-making framework contained within the 1968 Act.

Approach Although every application for the development of residential moorings, either individually or in the form of a cluster, on the River Thames submitted to the PLA for consent under Section 66 of the 1968 Act will be considered on its merits, the PLA will have particular regard to the following three issues in its decision-making. Firstly: -

Navigational Safety

- Whether, on the evidence presented and in the reasonable view of the relevant Harbour Master, the proposed development represents a navigational hazard.
- Whether, on the evidence presented and in the reasonable view of the relevant Harbour Master, the proposed development will be deleteriously affected by wash from passing vessels.
- Whether, on the evidence presented and in the reasonable view of the relevant Harbour Master, the proposed development is likely to have a material adverse impact on other river users.

If the answer to any of the three questions above is in the affirmative, then it is very likely that PLA Officers will recommend the application be refused.

Environment

Assuming, however, that the development is acceptable from the point of view of navigational safety, then the PLA will consider whether, on the evidence presented and in the reasonable view of the River Regime & Environment Manager, the proposed development will have a deleterious effect on the river's hydrology, environment, ecology, or archaeology.

If the answer to this issue is in the affirmative, then it is very likely that PLA Officers will recommend the application be refused, unless appropriate mitigation measures are put in place.

Planning

Finally, the PLA will have regard to the following issues in its decision-making:

- Whether, on the evidence presented, the proposed development's mooring, servicing and access arrangements are appropriate for local river conditions and fully accord with all relevant legislation and current best practice.
- Whether, on the evidence presented, the proposed development is appropriate to its surroundings, and complies with any relevant published plans for the development of the area.