

Bristol City Council's response to Inspectors' matters, issues and questions

Matter 2: Housing Need, Requirement and Supply

This statement sets out the council's response to the Inspectors' matters, issues and questions regarding housing need, requirement and supply matters.

Council's introduction

The Inspectors' questions are shown below in ***bold italics*** with a border, following any preamble to the question also in ***bold italics***. The council's responses are shown in normal typeface below the Inspector's questions.

Suggested main modifications arising from the Inspectors' questions are set out in grey tint boxes.

Responses to Inspectors' questions

Issue 2.1: Whether the Plan establishes a housing requirement figure that is positively prepared, justified and consistent with national policy (Policy H1).

Objectively Assessed Housing Need

The Council's response to PQ64 confirms that the objectively assessed housing need for Bristol has been established using the standard methodology set out in national policy. This arrives at a figure of 2,503 dwellings per annum (45,054 dwellings between 2022 and 2040). The 35% cities and urban areas uplift required by the PPG¹ increases this figure to 3,380 dwellings per annum (60,840 dwellings).

Q2.1: Is the objectively assessed housing need (OAHN) for Bristol of 3,380 dwellings per annum (60,840 during the plan period) based on an approach consistent with paragraph 61 of the NPPF?

Council's response

1. The local plan is informed by a Local Housing Needs Assessment (EVEH03) conducted using the standard method, which stood at 3,380 homes per year at the time of publication of the local plan. This is consistent with para.61 of the NPPF (September 2023).
2. Following the publication of a new standard method in December 2024, Bristol's objectively assessed housing need is now 2,986 homes per year. This is a decrease from the previous position.
3. Whilst this plan is being examined against NPPF September 2023, it is relevant and material that if the Bristol Local Plan is adopted it is expected that it will be subject of the provisions of NPPF December 2024 which states:
"...if the housing requirement in the plan to be adopted meets less than 80% of local housing need the local planning authority will be expected to begin work on a new plan, under the revised plan-making system provided for under the Levelling Up and

¹ ID: 2a-004-20201216

Regeneration Act 2023 (as soon as the relevant provisions are brought into force in 2025), in order to address the shortfall in housing need.”

4. The Deputy Prime Minister (MHCLG Chief Planner's Planning Newsletter 13 December 2024) has asked local authorities to provide updated timetables for their local plans in March 2025 with new Local Development Schemes to be adopted. This will mean that if the new Bristol Local Plan is adopted with a housing requirement that meets less than 80% of local housing need (as Policy H1 indicates) the authority will begin working on a new plan, within the new plan-making system, to address the shortfall in housing need.

Q2.2: Given the Council's response to PQ64 and PQ65, what relevance does the 2022 ORS Local Housing Need Report appended to document TPC004² have for the issue of establishing the objectively assessed housing need?

Council's response

5. The 2022 ORS report is not the primary reference for establishing the objectively assessed housing need.

6. The 2022 report explored an alternative calculation to the standard method. However, the Local Housing Needs Assessment (EVEH03) was based on the standard method and took precedence over the 2022 report in establishing objectively assessed housing need. The alternative calculation in the 2022 report broadly supported the locally derived element of the standard method figure at the time.

7. Following the publication of a new standard method in December 2024, Bristol's objectively assessed housing need is now 2,986 homes per year.

Housing Requirement and Capacity

The Council has identified an overall capacity of 39,798 dwellings over the plan period³. Policy H1 sets an average annual housing requirement of 1,925 dwellings. This equates to 34,650 dwellings between 2022 and 2040. This represents a shortfall against the OAHN of 26,190 dwellings.

Paragraph 11b of the NPPF states that strategic policies should, as a minimum, provide for objectively assessed needs for housing, and other uses, as well as any needs that cannot be met in neighbouring areas, unless (i) the application of policies in the NPPF that protect areas of particular importance provide a strong reason for restricting the overall scale, type or distribution of development in the plan area and/or (ii) the adverse impacts of meeting the need in full would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole.

Policy H1 states that the housing requirement will be exceeded where this can be supported by service and infrastructure capacity. The Council's response to PQ67 states that no specific infrastructure intervention has been identified

² Document TPC004: Housing need and supply topic paper (April 2024)

³ Table 2 in TPC004

which would enable a specified number of additional dwellings but there are circumstances where additional dwellings may be plausibly facilitated.

Q2.3: Is the requirement for an average minimum of 1,925 new homes per annum over the plan period to 2040 positively prepared and justified having regard to identified constraints, including but not limited to land availability, viability and infrastructure? In particular,

a) Is the overall capacity figure of 39,798 dwellings based on a robust assessment of potential supply (including windfalls and 'urban potential')? Have all available sources of land for residential development been fully considered and robustly assessed?

Council's response

8. The housing requirement is positively prepared and justified having regard to identified constraints.

9. The council's assessment of supply is set out in the SHLAA report (EVEH01). All available sources of land have been fully considered, including land promoted for development by stakeholders and land identified proactively by the council through a comprehensive urban potential assessment (EVEH02). This included focused reviews of land previously designated as important open space or principal industrial and warehousing areas. Where sites were no longer considered appropriate for those designations, they were assessed for their development potential for new homes as part of the urban potential assessment. The combination of stakeholder submissions and proactive assessment provides a thorough capture of potential development opportunities within the city.

10. Bristol's full SHLAA capacity and housing trajectory is as follows, incorporating minor site-specific updates as previously set out in the council's responses to PQ62 and PQ63 (EXA024d and EXA024e):

Source	Capacity	Estimated trajectory			
		Years 1-5 (2023-28)	Years 6-10 (2028-33)	Years 11-15 (2033-38)	Years 16+ (2038+)
Development Strategy - Area of growth and regeneration	20,386	4229	8845	5212	2100
Planning Permission	9,087	7953	1134	0	0
Development Allocation - Existing	1,383	0	564	564	219
Development Allocation - Proposed	1,240	0	497	497	182
Development Strategy - Green Belt allocation	1,400	500	374	374	150

Citywide - small sites windfall	3,600	0	1,500	1,500	600
Citywide - urban potential	2,219	0	925	925	369
Citywide - student accommodation	600	0	250	250	100
TOTAL	39,915	12,682	14,089	9,322	3,720

Site-specific elements:

11. Where significant opportunities for comprehensive forms of development have been identified, areas of growth and regeneration have been identified as part of the development strategy (policies DS1-14). These have been assessed based on the best available information as set out in the SHLAA. In some cases, this is actual planning proposals received by the council; in other cases, it is a strategic capacity identified by a masterplan or regeneration framework. Overall this is considered to be as robust an assessment as is possible in a complex urban context.

12. Outside the regeneration areas, development allocations have been proposed on sites promoted by stakeholders and also sites identified through the urban potential assessment. Three development allocations have been proposed on land currently designated as Green Belt. A number of existing site allocations have also been brought forward from the adopted local plan. The development allocations have been robustly assessed with regard to identified constraints; further information on the site allocation process is set out in the Allocations and Designations Process Topic Paper (TPC001) and discussed further in the council's responses to PQ13-17 (EXA024) and SPQ4-7 (EXA036).

Citywide elements:

13. The SHLAA also makes appropriate allowances for windfall development:

- A robust, trend-based approach for small sites windfall; and
- An evidence-based approach to large site windfall, referred to as 'urban potential'.

14. The allowance for urban potential allows for some delivery on sites identified by the urban potential assessment that were not taken forward by the local plan as development allocations or regeneration areas. These are generally sites for which delivery is more complex or less certain. While the urban potential assessment makes an attempt to identify which sites are more or less likely to come forward, the actual pattern of delivery can be different from that anticipated (as illustrated by Appendix A of that assessment). Consequently, the allowance for urban potential is presented as a citywide allowance rather than site-specific proposals.

15. The allowance for urban potential is a modest one relative to Bristol's overall capacity as set out in the SHLAA. Due to the inherent uncertainty in delivery on unallocated urban potential sites, the entire urban potential allowance sits within the 'headroom' between the local plan housing requirement and the total capacity set out in the SHLAA.

16. An allowance has also been made for purpose-built student accommodation outside the regeneration areas that is consistent with policy H7.

Q2.3 b) Does the evidence demonstrate there are no other sustainable sites for residential development within the plan area during the plan period, including sites allocated or in use for other uses?

Council's response

17. As set out in the council's response to Q2.3(a), the combination of promoted sites and a comprehensive urban potential assessment (EVEH02) provides a thorough capture of potential development opportunities within the city.

18. The urban potential assessment included focused reviews of land previously designated as important open space or principal industrial and warehousing areas. Where sites were no longer considered appropriate for those designations, they were assessed for their development potential for new homes as part of the urban potential assessment. The successors to these designations in the emerging local plan are Local Green Space, Reserved Open Green Space, Industry and Distribution Areas and the Avonmouth Industrial Area. The land so designated in the emerging local plan is considered to meet the criteria for these designations and its release for residential use would not represent sustainable development.

Unallocated sites listed in SHLAA:

19. These are addressed in response to Q2.4 below.

Q2.3 c) Is the Plan sufficiently proactive in seeking to maximise the delivery of residential development on appropriate sites, including those which may currently be in alternative uses (such as existing employment land)?

Council's response

20. As set out in the council's response to Q2.3(a) above, all available sources of land have been fully considered, including land promoted for development by stakeholders and land identified proactively by the council through a comprehensive urban potential assessment (EVEH02).

21. Through the regeneration areas identified in the proposed development strategy (policies DS1A-14) and the proposed development allocations (policy DA1), informed by an urban potential assessment which included focused reviews of open space and industrial land, the local plan has been highly proactive in identifying appropriate sites for residential development, including those which are currently in alternative uses.

22. Policies UL1 and UL2 point towards more intensive forms of development in many of these locations. Suggested minimum densities for different parts of the city to ensure the efficient use of land.

Q2.3 d) Given many allocations set out in Policy DA1 are for mixed-uses and contain only 'estimated' capacities, is there sufficient certainty about the scale of delivery envisaged from these sites?

Council's response

23. The estimated capacities have been identified having regard to a consistent set of density assumptions for different parts of the city, identified constraints and any other relevant intelligence. As set out in the explanatory text to policy DA1, the precise number of homes to be developed will be determined through the planning application process.

24. The development allocations will work in tandem with other parts of the local plan that seek to ensure the efficient use of land, notably policies UL1 and UL2 which include suggested minimum densities for different parts of the city.

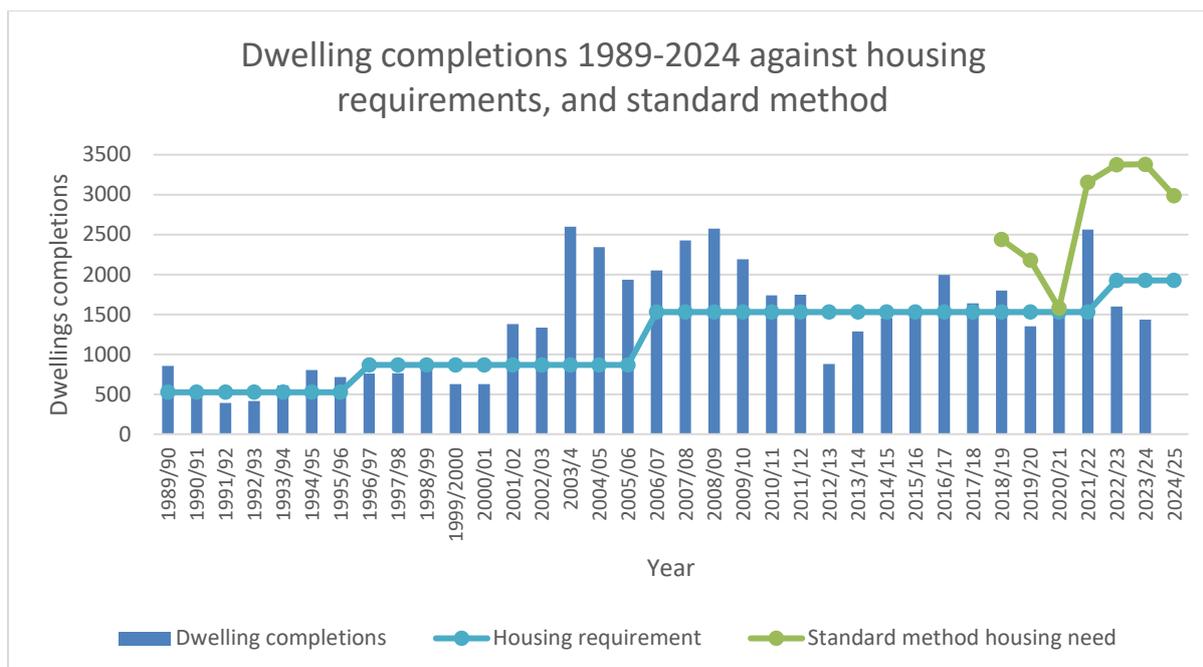
25. The estimated capacities are considered to be a reasonable basis on which to plan for future delivery.

Q2.3 e) In establishing the housing requirement, is the 15% 'headroom' figure justified?

Council's response

26. In a complex city context in which many potential development sites are occupied by existing uses, it is not possible to be totally certain that all of the potential capacity identified will be brought forward for development within the plan period. This applies particularly to unallocated urban potential, as set out in the council's response to Q2.3(a) above. In this context it is appropriate for the SHLAA (EVEH01) to incorporate some flexibility to allow for some non-delivery in locations where delivery is less certain.

27. The council has set an ambitious housing requirement that exceeds any previous figure by some margin and stretches the typical levels of delivery achieved in recent years (see graph below). In setting the proposed housing requirement at 1,925 homes per year, the council has not set down a principle that there should be a 'headroom' figure of specifically 15%. Rather, the SHLAA identifies that there may be some potential to exceed the housing requirement if the conditions are right, which is reflected in turn by the aspiration set out in policy H1 to exceed the housing requirement can be supported by service and infrastructure capacity.



Q2.3 f) Have the effects of meeting the OAHN been robustly assessed?

Council's response

28. The effects have been robustly assessed. As set out in response to Q2.3(a) above, all available sources of land have been fully considered in setting the proposed housing requirement.

29. The Sustainability Appraisal report (CSD004) assessed whether meeting Bristol's objectively assessed housing need in full was a reasonable alternative to the proposed housing requirement of 1,925 homes per year (5.1.1 Strategic Options: Reasonable Alternatives for Housing Need). At the time, Bristol's objectively assessed housing need as defined by the standard method comprised a locally derived need of 2,503 homes per year and a higher figure of 3,380 homes per year that incorporated a 35% 'urban uplift'. The report incorporates assessed scenarios for both versions of the figure.

30. Taking account of land supply and past delivery rates, the report concludes that the sources of supply required to meet either figure in full are unknown. Meeting the need in full is not a realistic or credible option and therefore does not constitute a reasonable alternative for the purposes of the sustainability appraisal.

31. Increased requirements for housing delivery, the report adds, could start to place significant pressure on:

- The historic townscape and urban landscape of the City Centre;
- Green spaces, wildlife and green and blue infrastructure;
- Green Belt land;
- Delivery of employment spaces; and
- Areas of the city already affected by flood risk and / or air pollution.

32. Bristol's objectively assessed housing need under the new standard method is now 2,986 homes per year. Since this falls between the two standard method

figures already considered by the Sustainability Appraisal, its findings remain pertinent.

Q2.4: Further to the above, the response to PQ18 refers to sites suggested as part of the Regulation 19 consultation. This concludes that development is not ruled out by the local plan as they are not in any designations that would prejudice some form of development. Does this have any implications for the estimated capacity of the City, or the assumptions made relating to windfall or urban capacity?

Council's response

33. The SHLAA report (EVEH01) includes, at Appendix C, thirteen potential development sites promoted by stakeholders at the Publication (Regulation 19) stage of the emerging local plan that were not already covered by the SHLAA or development allocations and were not designated for another use (e.g. for open space or industry).

34. As shown in the following table, the majority of these sites were already assessed as part of the urban potential assessment (EVEH02), or there was a specific reason why they would not have been included in that assessment:

SHLAA Ref.	Address	Promoted use	Assessed by urban potential assessment?
REP157	Bristol Street Motors, St. Philip's Causeway, Arnos Vale	Residential	Yes
REP378	Land at Oasis Academy John Williams, north of New Fosseway Road, Hengrove	Residential	No – school site
REP401	St. John's Ambulance, Harry Crook Centre, Raleigh Road, Southville	Residential	No – site not detected (At 0.3ha, the site is of modest size and has a close physical relationship to other existing development of similar scale.)
REP434	Land at 73 Netham Road, St George	Residential	Yes
REP440	Broad Quay House, Broad Quay, City Centre	Residential	Yes
REP444	Land at York Place / Queens Parade, City Centre	Residential	No – school site

REP447	The County Ground, Bishopston	Residential	No – sports facility
REP459	College House, 32-36 College Green, City Centre	PBSA	Yes
REP460	Maggs House, 78 Queens Road, Clifton	PBSA	No – site not detected (Site not visibly underused.)
REP461a	Land at Castle Court, St. Philips Causeway, Arno's Vale	Residential	Yes
REP461b	Land at Tramway Road, Brislington	Residential	Yes
REP461c	Clifton Down Shopping Centre & Land adjacent Alma Vale Road and Alma Court, Clifton	Residential	Yes
REP484	Land at Elm Tree Farm, Stapleton	Residential	Part – excluding areas in use by food growing enterprise

35. With the exception of Elm Tree Farm, the urban potential assessment ranked the included sites as 'unlikely' to come forward for new homes within the plan period due to the existing uses on each site. Consequently, they were not taken forward as development allocations. Their promotion for new homes or student accommodation at the Regulation 19 stage reflects the uncertainty inherent in urban potential as described in the council's response to Q2.3(a) above. If redeveloped for new homes or student accommodation now, delivery on these sites would contribute to meeting the citywide urban potential assumption set out in the SHLAA. Consequently, they have no impact on Bristol's assessed capacity.

36. While not covered by the urban potential assessment, sites REP401 and REP460 have the character of urban potential sites, and the provision of new homes on these sites could also reasonably be seen as delivery against the citywide urban potential (large windfall) assumption. Due to the potential impact on education or sport and recreation provision within the city, sites REP378, REP444 and REP447 require further assessment (for instance through a planning application) before they can be treated as part of Bristol's capacity.

Q2.5: Has the Council assessed the likely effects of delivering a higher level of housing within the Plan area?

Council's response

37. This is assessed through the Sustainability Appraisal. See answer to Q2.3(f) above.

Q2.6: Having regard to the above, is there substantive evidence to suggest that the requirements of paragraph 11b of the NPPF, as set out above, have been met? What are the adverse impacts of seeking to meet the OAHN?

Council's response

38. The council's answers to Q2.3(a)-(f) above have set out how all available sources of land have been fully considered in setting the proposed housing requirement. They have set out how increasing the housing requirement would require the release for residential development of land that is required for other uses.

39. This is confirmed by the Sustainability Appraisal, which identifies the likely adverse impacts of seeking to meet the OAHN (see the council's response to Q2.3(f) above). A range of likely adverse impacts are identified, placing significant pressure on:

- The historic townscape and urban landscape of the City Centre;
- Green spaces, wildlife and green and blue infrastructure;
- Green Belt land;
- Delivery of employment spaces; and
- Areas of the city already affected by flood risk and / or air pollution.

40. Taken together, these impacts would significantly and demonstrably outweigh the benefits of providing the additional housing. The housing requirement is consistent with paragraph 11(b) of the NPPF (September 2023).

Q2.7: Should the Plan set out the scale of unmet housing need and set out how the issue is expected to be addressed, including the role of other local authorities?

Council's response

41. While paragraph 11(b) of the NPPF (September 2023) does require local plans to take account of unmet needs from neighbouring areas, the NPPF does not require local plans to specify the scale of unmet need within their own area. This reflects the changing nature of housing and other needs.

42. Unmet needs at any given time are defined by evidence. In the case of objectively assessed housing need, this starts with the Government's standard method figure. Since the standard method figure changes every year, so, in turn does the scale of any unmet housing need. Consequently, it would not be helpful for the local plan to set out a specific unmet housing need figure which would immediately become out of date.

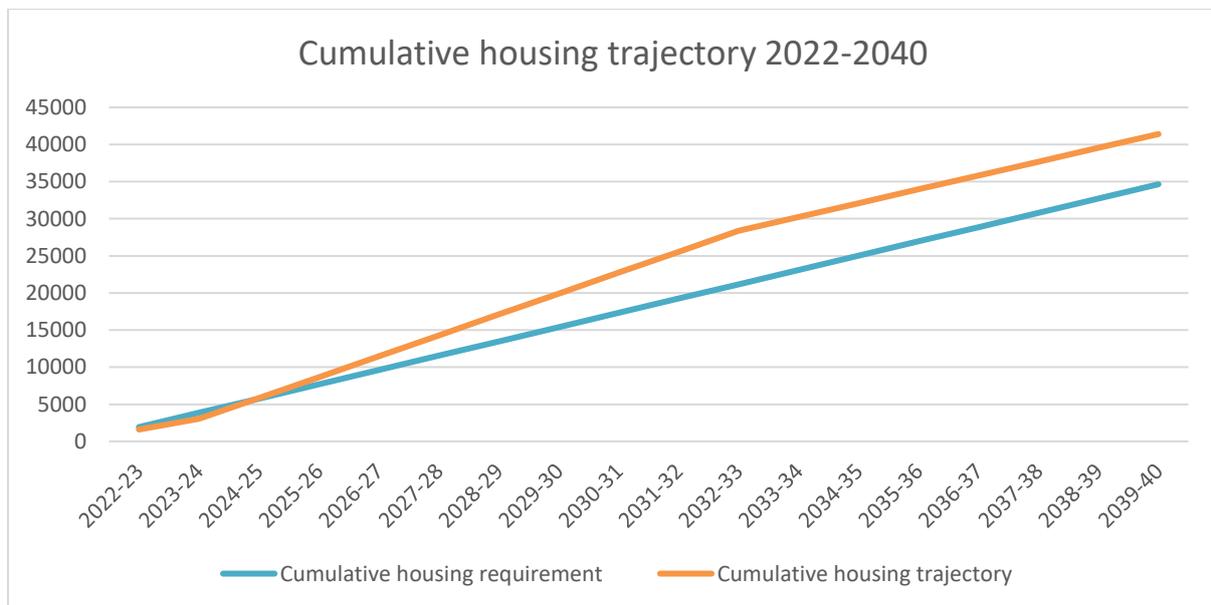
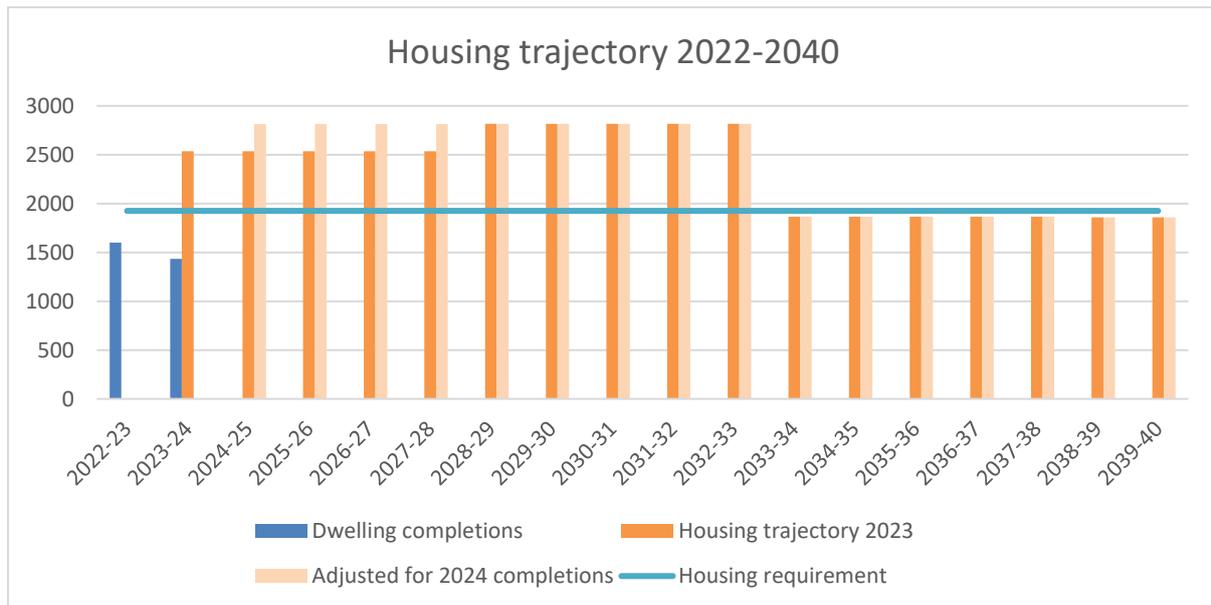
43. As set out in the NPPG ('Plan-making', paras.009-075) and paras.24-27 of the NPPF, unmet needs are addressed under the duty to co-operate. It is the role of statements of common ground, rather than the local plan itself, to discuss the scale of unmet need and how the issue can be addressed. Under the duty to co-operate, as set out in Bristol's statements of common ground with adjoining authorities (PAL006 and PAL007), Bristol is a net exporter of housing need.

Paragraph 74 of the NPPF expects strategic policies to include a trajectory illustrating the expected rate of housing delivery over the plan period and for the plans to set out the expected rate of delivery for specific sites. The response to PQ62 provides trajectory information.

Q2.8: To ensure compliance with paragraph 74 of the NPPF should the trajectory information provided be set out in the Plan?

Council's response

44. To ensure compliance with Paragraph 74 of the NPPF, trajectory charts for housing can be inserted into the Plan as a main modification to policy H1. This has been added to the schedule of main modifications (EXA002):



Issue 2.2: Whether the Plan is positively prepared, justified, consistent with national policy and effective with regard to meeting the need for Gypsies and Travellers.

Policy H10: Planning for traveller sites

Paragraph 6.134 of the introduction to Policy H10 refers to the Gypsy and Traveller Accommodation Assessment (2020) (EVEH04) identifying a need for pitches for travellers and a need for plots for travelling showpeople.

Q2.9: Is Policy H10 justified, consistent with national policy and effective? In particular:

a) Does the Gypsy and Traveller, Travelling Showpeople Accommodation Assessment 2020 provide a realistic assessment of the needs of these communities including having regard to the definitions within the PPTS and the Smith judgement?

Council's response

45. The Gypsy and Traveller Accommodation Assessment (EVEH04) is considered to provide a realistic assessment of the needs of these communities. The implications for the assessment relating to the change in the definition of Gypsies and Travellers set out in planning policy for traveller sites (19 December 2023), as a result of the Smith judgement, have been explained in the council's response to question PQ94 of the Inspectors' Preliminary Questions (EXA024) and question SPQ9 of the Inspectors' Supplementary Preliminary Questions (EXA036).

Q2.9 b) Is the policy consistent with the requirements paragraph 60 of the NPPF and Planning Policy for Traveller Sites (PPTS, 2015), including, to set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople in Local Plans (paragraph 9 PPTS), identify a 5-year supply of deliverable sites, and a supply of developable sites for years 6-10 (and years 11-15 where possible) (paragraph 10 PPTS) and allocate new sites in the Local Plan, where necessary?

Council's response

46. The pitch need for Gypsies and Travellers and the plot need for Travelling Showpeople (that meet the definition in Annex 1 of PPTS 2015) identified in the Gypsy and Traveller Accommodation Assessment (GTAA) (EVEH04), effectively provide the 'targets' referred to in paragraph 9 of PPTS 2015. This evidence is referred to in paragraph 6.134 of the explanatory text to the policy. The next assessment review is due in 2025/26 which may produce new evidence of need and thus revised targets.

47. The pitch need for Gypsies and Travellers is identified in 5 year periods from 2024 to 2034 and a final 2 year period from 2035 to 2036. The current 5 year need (2025-29) is 3 pitches. The previous 5 year need (2020-24) was 24 pitches. The deliverable supply over the next 5 years (2025-29) to set against these needs is 7 pitches. These relate to a potential permanent gypsy and traveller site at Western Drive, Hengrove, as explained in the council's response to question PQ93 of the Inspectors' Preliminary Questions (EXA024) and question SPQ8 of the Inspectors' Supplementary Preliminary Questions (EXA036). This site would provide 1.3 years supply.

48. A further permanent gypsy and traveller site is currently under consideration as explained in the council's response to question SPQ8 of the Inspectors' Supplementary Preliminary Questions (EXA036). This potential site could deliver up

to 25 pitches and would represent a developable supply to set against the remaining need (years 2030-34 and 2035-36) and the unmet need.

49. The reasons for a criteria-based approach have been set out in the council's response to question PQ93 of the Inspectors' Preliminary Questions (EXA024) and question SPQ8 of the Inspectors' Supplementary Preliminary Questions (EXA036).

Q2.9 c) Having regard to the Council's response to SPQ8, and that there are two potential sites for accommodating needs of gypsy and travellers, have options for allocating sites for pitches and plots been fully explored and is this supported by robust evidence?

Council's response

50. The reasons for a criteria-based approach have been set out in the council's response to question PQ93 of the Inspectors' Preliminary Questions (EXA024) and question SPQ8 of the Inspectors' Supplementary Preliminary Questions (EXA036).

Q2.9 d) Have the needs of Houseboat Dwellers been considered appropriately, having regard to paragraph 60 of the NPPF and section 124 of the Housing Act?

Council's response

51. Analysis of the mooring waiting list and the housing register suggests that the need for additional permanent residential moorings or Live Aboard licences in Bristol is limited and is not significant in scale relative to the city's other housing needs. The council is however proposing to make provision for additional moorings, based on the assessed capacity of Bristol Harbour, as part of its wider place shaping strategy for the area. This includes the potential provision of 97 Live Aboard/Leisure moorings in addition to the 12 existing long-term residential moorings and the 70 annual Live Aboard licences currently available within the Harbour area. The proposals are set out in the [Bristol Harbour Place Shaping Strategy: Waterspace Plan](#) expected to be endorsed by the council in February 2025.

Q2.9 e) Are all the criteria in policy H10, clear and unambiguous such that it is evident to a decision maker how they should react to development proposals for Gypsy and Traveller, Travelling Showpeople and Houseboat Dwellers accommodation or moorings?

Council's response

52. The criteria relating to proposals for residential pitches for gypsies and travellers and plots for travelling showpeople are considered clear and unambiguous. The policy criteria are very similar to the criteria used in existing policy BCS19 'Gypsies and Travellers and Travelling Showpeople' (DPD001).

53. To ensure decision makers have clarity on how they should react to development proposals for new moorings a suggested new policy has been added to the Schedule of Suggested Main Modifications (EXA002.2). This is shown below:

Policy H11: Live aboard and leisure moorings

The council has identified the potential for additional live aboard and leisure moorings within the Floating Harbour. This policy addresses the needs of houseboat dwellers by setting out the approach to proposals for live aboard and leisure moorings.

Policy text

Proposals for live aboard and leisure moorings within the Floating Harbour will be permitted where:

- The proposal is within an identified mooring area; and
- Provision is made for electricity, water, elsan disposal, showers and toilets or where such provision is within reasonable walking distance; and
- Pontoon moorings make appropriate provision for secure access, utility connection points and post boxes; and
- The existing navigation channel remains open and accessible; and
- There are no adverse impacts on the amenity, recreation, heritage, biodiversity and operational functions of the Floating Harbour which cannot be appropriately mitigated.

Proposals for live aboard and leisure moorings and associated facilities should have regard to guidance set out in the Bristol Harbour Place Shaping Strategy: Waterspace Plan.

Proposals should comply with the Harbour Operational Moorings and Facilities policy.

Explanation

The policy criteria should be implemented with reference to guidance set out in the Bristol Harbour Place Shaping Strategy: Waterspace Plan. This includes locations for potential increase in moorings, guidance on mooring design and facilities and the location of the Floating Harbour navigation channel.

Approval and management of moorings will be subject to the policies of the Harbour Authority, including the Harbour Operational Moorings and Facilities Policy 2025-2030, and any subsequent decisions of the relevant governing committee.