Appeal 6006139

Appeal questionnaire

Submitted on 25 March 2026.

Appeal type	Full planning
Appeal site	Jetty Opposite 31 And 33 Riverside Road, Shoreham-by-Sea, BN43 5RB
Agent contact details	Richard Simpson richard@rjsplanning.co.uk 02083543582
Application number	AWDM/1195/24

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	No
Affects a scheduled monument	No
Conservation area	No
Protected species	No
Green belt	No
Is the site in a national landscape?	No
Designated sites	No, it is not in, near or likely to affect any designated sites
Tree Preservation Order	No
Gypsy or Traveller	No
Public right of way	No

Environmental impact assessment

What is the development category?	Other

Issued screening opinion	No
Did the applicant submit an environmental statement?	No

Notifying relevant parties

Who was notified	DM Neighbour Notification Letter 19.03.25.pdf (/document/fa90e40e-dffd-4044-b4fa-12f42e938f15) DM Neighbours Notified List 19.03.25.pdf (/document/bce61c05-dd76-436d-812d-c795084b9e04) list of consultees.docx (/document/3992f37f-bb1d-45a3-888d-c8bae11631dd)
Type of notification	Letters or emails to interested parties
Letter sent to neighbours	DM Neighbours Notified List 19.03.25.pdf (/document/248cf28f-9ea3-4bc6-9cb5-003db4550e8c) DM Neighbour Notification Letter 19.03.25.pdf (/document/1515716d-c212-40ee-9341-ec3bcb78d680)
Appeal notification letter	Appeal NN List.pdf (/document/896de962-0f56-40c8-82c4-ede5309772f1) Appeal NN Ltr.pdf (/document/48c61d3f-8616-4086-b8f3-f804680f75d8)

Consultation responses and representations

Statutory consultees	Yes See list attached to earlier question
Responses or standing advice to upload	Yes
Upload the consultation responses and standing advice	EA.docx (/document/148d17c0-403f-4fb4-a4c3-1445c2e351c1) Southern Water.docx (/document/28a98f61-0b81-4c04-94df-3eb778600f37) Environment Agency.docx (/document/63cbd9b8-821c-4c38-92c8-3ecbd262f44b) MMO.docx (/document/fd3d0c1d-1bfd-44d1-9692-53fc0708df1c) Natural England.pdf (/document/b70fa06f-0879-4dd4-af30-78dbc45301cb) Planning Policy.docx (/document/5d7d016b-4d12-477f-83cf-8e85d4d2ca28) Shoreham Port.pdf (/document/85c093a9-f4f3-411e-9dd4-aba2327108d5) WSCC Highways.pdf (/document/33a756a9-f4dc-4950-bbc9-f3630645d24e) Env Health.docx (/document/ce66928a-6f2a-4fbe-8873-fa010b6c49f5)

Representations from other parties	Yes
Upload representations from other parties	Bayley rep.docx (/document/3c19dc1c-febd-455c-ac88-681ff761a4b7) Williams rep 2.docx (/document/dd752c1d-1995-4bfb-8c13-7f3cfafe5ccc) Williams rep.pdf (/document/d89782e4-31c9-4366-aafa-a8ca592cc34f) Feniuk rep.docx (/document/229cee97-04a2-469a-b42a-b0b0fa345ec1)

Planning officer's report and supporting documents

Upload planning officer's report	Report.docx (/document/9ff3b991-5a88-4490-b74f-dba86e90230e)
Do you have any relevant policies from your statutory development plan?	Yes
Policies from statutory development plan	ALP front page.pdf (/document/cea6407f-f0b4-439a-814e-38e28abac49b) ALP Policy 11.pdf (/document/7679e823-082e-456b-b672-92a2553ec9bb) ALP policy 34.pdf (/document/9a7839ed-be9e-4bc8-9eed-bcfdb51f36cf) ALP policy 15.pdf (/document/79a895e6-40c7-4ff1-bb3a-d2292e7cc722)
Emerging plans	No
Do you have any other relevant policies?	No
Supplementary planning documents	Yes
Upload supplementary planning documents	Adur Houseboats Good Practice Guide.pdf (/document/52c72a3d-277b-43f0-a78f-2a80339b0e42)
Community infrastructure levy	No

Site access

Access for inspection	Yes To view the site and its surroundings
Will the inspector need to enter a neighbour's land or property?	No
Potential safety risks	Yes The gate to the site is often locked so you will need to arrange access

Appeal process

Procedure type	Written representations
Appeals near the site	No
Extra conditions	Yes The development hereby permitted shall only be carried out in accordance with the Flood Risk Assessment dated August 2025. Reason: To reduce the risk of flooding and in the interests of the safety of the occupants having regard to the National Planning Policy Framework and policy 36 of the Adur Local Plan. No development shall be carried out until details of the levels for the tether/mooring poles have been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. The development shall be thereafter be carried out in accordance with the agreed details. Reason: In the interests of the safety of the occupants having regard to the National Planning Policy Framework and policy 36 of the Adur Local Plan. The houseboats shall not be occupied until the car and cycle parking spaces have been provided in accordance with the details to be agreed in writing with the local planning authority. The areas of land so provided shall not thereafter be used for any purpose other than parking of vehicles and cycles incidental to the use of the houseboats concerned. Reason: In the interests of amenity, sustainability and highway safety having regard to the National Planning Policy Framework and policies 15 and 28 of the Adur Local Plan. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Plan and shall be adhered to throughout the construction period. The Plan shall provide for:- (i) the parking of vehicles of site operatives and visitors; (ii) loading and unloading of plant and materials; (iii) storage of plant and materials used in constructing the development; (iv) the erection and maintenance of security hoarding; (v) wheel-washing facilities; (vi) measures to control the emission of dust and dirt during construction; and

(vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.
Reason: In the interests of highway safety and amenity having regard to policies 28 and 34 of the Adur Local Plan

The development hereby permitted shall not be commenced until details of the proposed foul drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the houseboats shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.
Reason: To ensure adequate drainage to prevent pollution of the River Adur and to comply with the National Planning Policy Framework and policies 35 and 36 of the Adur Local Plan

The development hereby permitted shall not be commenced until details of the proposed means of heating the houseboats has been submitted to and approved by the Local Planning Authority and the houseboats shall not be occupied until the heating source has been installed in accordance with such details as approved by the Local Planning Authority.
Reason: To ensure there are no emissions of smoke in the interests of amenity having regard to the National Planning Policy Framework and policy 34 of the Adur Local Plan

The houseboats shall not be used for short term let (i.e. as sleeping accommodation which is occupied by the same person for less than 90 consecutive nights)
Reason: In the interests of residential amenity having regard to policies 15 and 34 of the Adur Local Plan