

Committee	Dated:
Planning & Transportation	23/06/2015
Subject: Adoption of the City of London Thames Strategy Supplementary Planning Document	Public
Report of: Director of the Built Environment	For Decision

Summary

This report sets out the background and preparation process for the proposed adoption version of the City of London Thames Strategy Supplementary Planning Document (SPD), attached at Appendix 2. The purpose of this Strategy is to provide guidance on the interpretation and application of Local Plan Policy CS9 *Thames and the Riverside*.

The London Plan requires Thames-side local authorities to identify a Thames Policy Area and formulate specific policies and a strategy for this area. The adopted SPD will, alongside Local Plan Policy CS9, enable the City Corporation to meet this requirement.

The Thames Strategy SPD will replace the existing Riverside Appraisal Supplementary Planning Guidance which was adopted by the City Corporation in 2002.

The draft Thames Strategy SPD has been subject to public consultation and has been revised to take account of relevant comments. Changes include strengthening protection for historic assets, clarification of conditions for access to the foreshore, reiteration of the requirement that any development on or over the river should be for river related uses, updating of Thames Tideway Tunnel references and acknowledgement of links with protected views and public realm in neighbouring boroughs.

Recommendation

Members are recommended to:

- Adopt Appendix 2 as the City of London Thames Strategy Supplementary Planning Document (June 2015).

Main Report

Background

1. On 13th January 2015, the Planning and Transportation Committee approved the draft Thames Strategy Supplementary Planning Document (SPD) for public consultation. This consultation took place between 18th March and 30th April 2015.
2. Comments were received from 17 respondents, providing 80 individual comments. The Thames Strategy Consultation Statement (Appendix 1) details the representations made and the City Corporation's proposed response to these comments.
3. The Thames Strategy SPD has been redrafted to take account of these comments, where appropriate.

Current Position

4. The redrafted Thames Strategy SPD (Appendix 2) is presented for approval for adoption.
5. The main changes as a result of the public consultation are:
 - Strengthening of references to historic assets and their protection.
 - Clarification of the conditions and dangers associated with access to the foreshore and the explanation of relevant permits and river works licences that are required.
 - Reiteration that development on or over the river must require a riverside location for a river related use.
 - Updating of references to the development consent for the Thames Tideway Tunnel.
6. Additional changes have been made under the Duty to Co-operate with neighbouring boroughs:
 - Inclusion of reference to views originating in Westminster which take in the City's part of the riverside and riverside townscapes.
 - Reference to integration of the City's riverside walk with the Thames Path and public realm associated with the Tower of London in the London Borough of Tower Hamlets.
7. The draft SPD is accompanied by a Consultation Statement (Appendix 1), a Strategic Environmental Assessment Screening Report (Appendix 3) and an Equalities Impact Assessment Screening Report (Appendix 4).

Proposals

8. Members are requested to approve the proposed changes as outlined in paragraphs 5 and 6 along with other minor clarification and updating changes. All the proposed changes can be viewed as tracked changes in Appendix 2.

Corporate & Strategic Implications

9. The Thames Strategy SPD will assist the City Corporation in meeting the following key aims of the Corporate Plan 2015-19:

- KPP4 Maximising the opportunities and benefits afforded by our role in supporting London's communities.
- KPP5 Increasing the outreach and impact of the City's cultural, heritage and leisure contribution to the life of London and the nation.

10. The Thames Strategy SPD will assist the City Corporation to fulfil the key objectives of the Planning & Transportation Departmental Business Plan, particularly objective III: "To provide a vision for a smarter future City and set out the key steps needed to deliver".

11. The Thames Strategy SPD fulfils the requirements of Policy 7.29 of the London Plan which requires the City Corporation to formulate a strategy for the Thames Policy Area within its boundary and co-operate with neighbouring boroughs in its preparation.

Implications

12. The Thames Strategy SPD provides guidance for applicants on the implementation of the adopted Local Plan policies for the Thames Policy Area. As such it does not create new policy and there are no financial or human resources implications associated with the adoption of this SPD.

13. Once adopted the SPD will supersede the "Riverside Appraisal of the Thames Policy Area in the City of London Supplementary Planning Guidance" April 2002.

14. The Thames Strategy SPD provides further guidance for applicants on the City's policy intentions for land uses and development in the Thames Policy Area. In parallel with this the City Corporation has adopted a Riverside Walk Enhancement Strategy which outlines the public realm improvements that the City Corporation intends to implement through its environmental enhancement programmes.

Conclusion

15. The City of London Thames Strategy SPD provides guidance on the implementation of the City Corporation's adopted planning policies for the Thames Riverside in the City. Members are recommended to approve the SPD for adoption.

Appendices

- Appendix 1 – Thames Strategy Consultation Statement
- Appendix 2 – draft Thames Strategy SPD for adoption
- Appendix 3 – Strategic Environmental Assessment Screening Report
- Appendix 4 – Equalities Impact Assessment Screening Report.

Background Papers

- 1) Riverside Walk Enhancement Strategy – Adoption of Strategy. Report to Planning & Transportation Committee, 11th November 2014
- 2) The City of London Thames Strategy–draft Supplementary Planning Document – public consultation. Report to Planning & Transportation Committee, 13th January 2015

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