

Examination of the London Borough of Tower Hamlets Local Plan

Schedule of Matters and Issues for the Examination

Matter 4, Issue 4

Representor ID: 624580/Canary Wharf Group Plc

27 July 2018

Hearing Statement on behalf of Canary Wharf Group Plc ("CWG")

Matter 4: Energy, Air Quality, Waste, Water and Open Space

Issue 4: Does the LP take a justified and suitably evidence based approach towards energy, air quality, waste, water and open space?

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1. CWG support Proposed Minor Modification MM170 to add the wording "water-dependent" to Part 1a. of draft policy D.OWS4: 'Water Spaces' (Draft Local Plan (LP) page 129). This is consistent with the point made in para. 133 of our Regulation 19 Representations and will bring draft policy D.OWS4 in line with draft spatial policy S.OWS2: 'Enhancing the network of water spaces' and supporting para. 8.25. Although, we note that MM170 currently incorrectly refers to an alteration to Part 1b. of the draft policy D.OWS4. The reference should therefore be updated to 1a.
 2. We would however reiterate the point made in para. 134 of our Regulation 19 Representations that the requirement in part b of draft policy D.OWS4 for development to have no adverse impact on the "openness" of the water space also contradicts draft policy S.OWS2 and its supporting text. This clearly does allow for infrastructure which could have an adverse impact on the openness of the water space. This part of the policy needs to acknowledge the exceptions for water-related and water-dependent uses as well as that in some circumstances the covering or oversailing of water can be appropriate where there are wider benefits. For example, the Canary Wharf Crossrail Over Station development resulted in a loss of water space yet has clear transport benefits and enhances pedestrian access to and enjoyment of the water.
 3. In order to make the approach to open space sufficiently flexible and development management policy (D.OWS4) consistent with the spatial policy (S.OWS2) and therefore sound, the following change is proposed to part. b of draft policy D.OWS4 (additional text in red, deleted text struck through:

"there are no adverse impacts on the existing water spaces network, including navigation, biodiversity, water quality, visual amenity, openness and the character and heritage value of the water space, taking into consideration the adjacent land, the wider benefits of the proposed development and the amenity of existing surrounding developments."