

uses make an irreplaceable contribution to the character and contrasts of the individual reaches through the activity, distinctive building forms, varied visual interest and historical link they provide. The redevelopment of existing river-related industrial and business sites to residential and non river-related business uses will not

be permitted unless it can be demonstrated that such uses are not viable or feasible. This must include evidence of completion of a full and proper marketing exercise of the site at realistic prices both for river-dependent and river-related uses over a minimum period of two continuous years in accordance with the approach set out in Appendix 2.

Policy 41

Moorings and Floating Structures

- A. There is a presumption against new proposals for houseboats, including extensions to existing houseboats, and other moorings or floating structures designed for permanent residential use.
- B. Applications for replacement houseboats should demonstrate they would not be materially larger than existing nor harm the character of the river.
- C. A new mooring or other floating structure or development of an existing mooring will be supported if it complies with the following criteria:
 - 1. it does not harm the character, openness and views of the river, by virtue of its design and height;
 - 2. protects and/or enhances the biodiversity of the river;
 - 3. the proposed use is river-dependent or river-related;
 - 4. there is no interference with the recreational use of the river, riverside and navigation; and
 - 5. the proposal is of wider benefit to the community.

21.103 The River Thames is designated Metropolitan Open Land and therefore the character and openness of the river will be safeguarded from inappropriate uses. Whilst it is acknowledged that existing houseboats, moorings and other floating structures are an established part of the river scene, houseboats, by definition, are an inappropriate use within Metropolitan Open Land. They can cause problems because of infrastructure provision (such as sewage, waste, water, secure storage and washing), provision of access, servicing and car parking, obstruction to navigation and public access to the river, interference with the recreational use of the river and its foreshores and impacts on the views, local character and amenity of the river. Therefore, new proposals for houseboats, including extensions to existing houseboats and other moorings or floating structures designed for permanent residential uses will be resisted.

21.104 Whilst the Council has limited powers regarding the appearance of boats not subject to planning controls, planning permission is required for new moorings and change of use of the river bank and river bed for permanent mooring. Permanently moored vessels and development into waterways should only be permitted for water-related uses. The River Thames should not be used as an extension of developable land in London, nor should parts be a continuous line of moored craft. Proposals for development into waterways will protect at a minimum, and where appropriate enhance, the biodiversity of the river.

21.105 It should be noted that the Council introduced a Moorings Bylaw in 2015. As such, a criminal offence will be committed if any vessel is moored for longer than permitted without the written consent of the Council. The Environment Agency and the Port of London Authority require houseboats to be licensed

and can object to them on navigational grounds. The Environment Agency is also

able to object to houseboats on flood risk and biodiversity grounds.

Policy 42

Trees, Woodland and Landscape

- A. The Council will require the protection of existing trees and the provision of new trees in accordance with London Plan Policy G7 (Trees and Woodlands), as well as shrubs, hedgerows and other vegetation of landscape significance that complement existing, or create new, high quality green elements, which deliver air quality, climate change, amenity and biodiversity benefits.
- B. To ensure development protects, respects, contributes to and enhances trees and landscapes, the Council, when assessing development proposals, will:

Trees and Woodlands

1. resist the loss of trees, including aged or veteran trees, unless the tree is dead, dying or dangerous; or the tree is causing significant damage to adjacent structures; or the tree has little or no amenity value and it is not possible to retain the tree as part of the development; or felling is for reasons of good arboricultural practice;
2. resist development that would result in the loss or deterioration of irreplaceable habitat such as historic parkland;
3. require that site design or layout ensures a harmonious relationship between trees and their surroundings, and will resist development which will be likely to result in pressure to significantly prune or remove trees;
4. require all developments to minimise impacts on existing trees, hedges, shrubs and other significant vegetation on site and on adjoining land, and provide sufficient space for the crowns and root systems of existing and proposed trees and their future growth. Developments within proximity of existing trees are required to provide protection from any damage during development;
5. require, where practicable, an appropriate replacement for any tree that is felled; where this is not possible, a financial contribution to the provision for an off-site tree in line with the monetary value of the existing tree to be felled will be required in line with the 'Capital Asset Value for Amenity Trees' (CAVAT);
6. require new trees to be of a suitable species for the location in terms of height and root spread, taking account of space required for trees to mature; the use of native species as well as large-canopied species are encouraged where appropriate;
7. where appropriate and relevant, require the provision of large-canopied tree lined streets as set out in the NPPF;
8. require that trees are adequately protected throughout the course of development, in accordance with British Standard 5837 (Trees in relation to design, demolition and construction – Recommendations).

Landscape

9. require the retention of important existing landscape features where practicable;