

Committee(s)	Dated:
Planning and Transportation Committee	30/10/2018
Subject: City of London Local Plan Review: Proposed Draft Plan	Public
Report of: Carolyn Dwyer, Director of the Built Environment	For Decision
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Summary

The City Corporation is reviewing its Local Plan, which sets out the Corporation's vision, objectives and policies for planning the City of London. The current City Local Plan was adopted in 2015 and sets the context for land-use and development requirements up to 2036. The new Local Plan will have an end date of 2036.

Work started on the Local Plan in 2016, and over the last year the Local Plans Sub-Committee of the Grand Committee has been overseeing the preparation of a full draft Plan, to be known as City Plan 2036. The draft Plan is attached as Appendix 1 of this report and the report itself provides a brief summary of some of the key themes in the draft Plan.

Members are asked to agree that it can be published for public consultation next month, alongside the draft Transport Strategy. Consultation will run until the end of February, following which the comments received will be considered and changes made to the Plan as appropriate. A revised version of City Plan 2036 will be published for a final round of consultation in autumn 2019 and will then be submitted for independent examination. The new Plan is expected to be adopted in 2020.

Recommendations

The Local Plans Sub-Committee recommends the Planning and Transportation Committee to:

- Agree the proposed draft Local Plan set out at Appendix 1 of this report for public consultation; and
- Authorise the Director of the Built Environment to make further non-material amendments and editorial changes prior to public consultation.

Main Report

Background

1. The Local Plan sets out the City Corporation's vision, objectives and policies for planning the City of London. The Local Plan has to be consistent with national planning policy and in general conformity with the London Plan, which is currently being reviewed by the Mayor. A draft of the revised London

Plan was published for consultation in December 2017 and will be subject to an Examination in Public between January and May 2019.

2. The current City Local Plan, adopted in 2015, sets out the planning policy context for development in the Square Mile up to 2026. The National Planning Policy Framework (NPPF) indicates that local plans should look ahead over a minimum 15-year period from adoption to anticipate and respond to long-term requirements and opportunities. The NPPF also requires that Local Plans be reviewed at least every 5 years to ensure that they are up to date. In October 2015, the Planning & Transportation Committee gave approval for a review of the Plan to look forward to 2036.
3. An initial public consultation on Issues and Options for the new plan took place in autumn 2016. After this work began on preparing a full draft Plan, informed by a range of factors such as national policy, the London Plan, the Corporation's aspirations, the evidence base and the outcome of the Issues and Options consultation.
4. Over the last year the Local Plans Sub-Committee of the Grand Committee has met on a roughly monthly basis to consider in detail emerging development trends, vision and objectives and emerging policies as they were drafted. Changes suggested by the Sub-Committee through this process were incorporated into a full draft Local Plan, which was considered by the Sub-Committee at a meeting on 9th October 2018.
5. Transport plays a key role in enabling and accommodating development, and the way the City grows affects demand for travel and public space. Reflecting this interrelationship, the Local Plans Sub-Committee has considered the emerging Transport Strategy at the same time as the Local Plan with the aim of ensuring the policies and proposals in these documents are aligned. Subject to the approval of Planning and Transportation Committee, both draft documents will be published for consultation alongside each other next month.

Draft Local Plan

6. The proposed Draft Plan is attached as Appendix 1 of this report. The structure of the draft Plan follows that of the City Corporation's Corporate Plan to help ensure that spatial planning is aligned as far as possible with wider corporate objectives. The draft Plan will be titled City Plan 2036.
7. By their nature, local plans are relatively lengthy and wide-ranging statutory documents. The full draft Local Plan is attached at Appendix 1, but a bullet point summary of key themes from the draft Plan is set out below:
 - Continued office and employment growth:
 - Employment growth 2016-36: approximately 100,000.
 - Office floorspace target 2016-36: 2,000,000m²
 - Emphasis on flexible and adaptable workspaces.

- Emphasis on high quality design.
- Further tall buildings on appropriate sites in the City Cluster.
- Flexibility for complementary retail, leisure and cultural uses at ground and lower ground levels.
- Implement key aspects of Transport Strategy:
 - Enhanced pedestrian, cycling and public transport.
 - Re-timing of freight deliveries and freight consolidation.
- Continued public realm improvement.
- Further greening and sustainability measures:
 - A new Urban Greening Factor policy.
 - Moving towards a Zero Carbon City by 2050.
 - Emphasis on Circular Economy principles.
 - Expanding the use of Sustainable Drainage.
- Promoting health and well-being:
 - Promoting healthy buildings/Well Building Standard.
 - Significant improvement in air quality.
 - Supporting and promoting health and education facilities.
 - Increase in open spaces and amenity spaces in buildings.
- Meeting London Plan Housing Target:
 - 35% affordable housing on-site.
 - New housing development restricted to existing residential areas.

8. In addition to policies which cover the whole City, the Local Plan contains a set of area-based policies and diagrams which provide a framework for areas of the City where significant change is anticipated during the Plan period. The areas which have been identified as Key Areas of Change are:
 - Blackfriars.
 - Pool of London.
 - Aldgate and Tower.
 - City Cluster.
 - Fleet Street.
 - Smithfield and Barbican (including Culture Mile).
 - Liverpool Street.
9. A briefing session for Members of the Planning and Transportation Committee was held on 11th October 2018 in relation to both the draft Local Plan and the draft Transport Strategy. A number of suggested amendments were proposed to the Plan in this briefing and these have been incorporated into the draft Plan as Appendix 1.
10. The current adopted Local Plan includes two Policies Maps showing which policies apply to specific locations. Updated versions of these Policies Maps have been produced to illustrate the proposed policies in the draft City Plan 2036. These are attached to this report at Appendix 2.

Non-material editorial changes

11. Given the size and scope of the draft Local Plan, some minor further amendments and editing is required. This includes proof-reading to correct

any typographical errors, and the addition of infographics and a glossary. Members are asked to authorise the Director of the Built Environment to make these further non-material changes, which will not affect the proposed policy content, prior to public consultation.

12. The draft Plan will be professionally formatted prior to the start of consultation and will be accompanied by a range of supporting material to help illustrate and explain the policies and proposals to the public.

Integrated Impact Assessment

13. The draft Plan has been informed by an Integrated Impact Assessment (IIA), which combines the following assessment processes into a single document:
 - Sustainability Appraisal, including a Strategic Environmental Assessment;
 - Equalities Impact Assessment;
 - Health Impact Assessment.
14. The IIA has assessed draft policy options in terms of their compatibility with a range of sustainable development objectives; their implications for the promotion of equalities; and their implications for health and wellbeing. The IIA has been produced in-house but is being independently audited by consultants. A non-technical summary is attached as Appendix 3 to this report. A hard copy of the full IIA document has been placed in the Members' Reading Room and can be sent electronically to any Member on request. It will be published on the City Corporation's website as part of the consultation material. IIA is an iterative process and further assessment will be undertaken on changes made to the Plan following consultation on the draft.
15. A Habitat Regulations Assessment (HRA) Screening Report has been undertaken by consultants to assess whether the draft Plan would have any significant effects on sites designated as being of European importance for their biodiversity. This concludes that the draft Plan is not likely to have a significant effect on any European site, alone or in combination with other plans or projects. There is therefore no need to proceed to the Appropriate Assessment stage of HRA, although the opinion of Natural England will be sought on the approach and conclusions of the Screening Report. A hard copy has been placed in the Members' Reading Room and can be sent electronically to any Member on request. It will be published on the City Corporation's website as part of the consultation material.

Evidence base

16. The policies in the draft Plan have been informed by a range of evidence published by the City Corporation and by other organisations, including the Mayor of London in support of the London Plan. A number of studies have already been published on the City Corporation's website at www.cityoflondon.gov.uk/cityplan2036 and more will be added at the start of the public consultation period.

17. Further evidence will be gathered before publication and submission of the revised Plan in autumn 2019. This will include an assessment of the latest employment data from the Office for National Statistics (which suggests further significant growth over the past year) and an assessment of the combined effects of the policies in the whole Plan on the overall viability of development in the Square Mile. An Infrastructure Funding Statement will also be prepared to demonstrate the delivery of infrastructure during the plan period. This will identify the infrastructure required to deliver the Local Plan and examine where there may be gaps in funding, or trigger points which require a step change in levels of infrastructure. Liaison with utilities companies will be a key element of this work.

Next steps

18. Subject to the approval of this Committee, the draft Local Plan will be published for public consultation during the week beginning 12th November 2018. The consultation period will run until the end of February 2019 and will include a wide range of consultation events designed to engage with different communities and interest groups, including City workers and businesses, City residents, landowners/developers, amenity groups, statutory agencies and other local authorities. Details of consultation events and how to respond to the Local Plan will be published on the City Corporation's website, through social media and press releases and communicated directly to individuals and organisations on the Local Plan consultation database.
19. Comments received during the consultation period will be considered by the Local Plans Sub-Committee during spring 2019 and changes made to the Plan as appropriate. A final version of City Plan 2036 will be brought back to this Committee for approval before being published for a further round of consultation in autumn 2019, following which there will be a statutory examination conducted by an independent planning Inspector appointed by the Secretary of State for Housing, Communities and Local Government. The new Plan is expected to be adopted in 2020.

Corporate and Strategic Implications

20. The review of the Local Plan is being informed by the Corporate Plan (2018-23) and the new Plan, when adopted, will help to implement a number of Corporate Plan outcomes. The draft Plan provides a spatial planning framework to support key corporate projects such as the relocation of the Museum of London and the potential development of a centre for Music and new Court building, along with proposals to ensure a sufficient future supply of business space by extending the City's tall building cluster. The draft Plan aligns with the draft Transport Strategy, as outlined in paragraph 5 above.

Appendices

- Appendix 1 – draft Local Plan (City Plan 2036)
- Appendix 2 – draft Policies Maps A & B

- Appendix 3 – Integrated Impact Assessment Non-Technical Summary

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