

Committee	Dated:
Housing Management & Almshouses Sub Committee	26/03/2019
Subject: COLPAI – Consultation Schedule	Public
Report of: Director of Community & Children’s Services	For Decision
Report author: Paul Murtagh Assistant Director Barbican & Property Services	

Summary

The purpose of this report is to seek the approval of Members to a proposed Consultation Schedule relating to the discharge of the remaining planning conditions for the COLPAI development project to provide additional primary school places and social housing on the former Richard Cloudesley School site.

Recommendation

Members are asked to:

1. Note, consider and comment on the contents of the report.
2. Agree and approve the proposed Consultation Schedule relating to the discharge of the remaining planning conditions for the COLPAI development.

Main Report

Background

1. At its meeting on 13 December 2013, the Community & Children’s Services Committee (C&CS) resolved to support the principle of a development to provide affordable homes for social rent and additional nursery and primary school places, utilising the former Richard Cloudesley School site owned by the London Borough of Islington and, part of the adjacent site owned by the City of London Corporation (CoLC).
2. The proposed development of the site has had a history of delays at both the pre-planning and the planning approval stages, the details of which, were reported to the C&CS Committee at its meeting on 8 June 2018.

3. Planning approval for the development project was finally achieved on 19 July 2018 and was subject to a total of 66 specific planning conditions.
4. Demolition of the site is now underway and the projected completion for the school is Quarter 2 of 2020 and, the completion of the new housing projected for Quarter 2 of 2021.

Considerations

5. The development of the former Richard Cloudesley School site has attracted and continues to attract considerable interest from residents and stakeholders. This is not surprising given the scale and scope of the project and its proximity to existing residential and commercial premises.
6. The issue of consultation is crucial to the ultimate success of this project however, it is essential that we strike a balance between those elements of the project that do require formal and meaningful consultation and those elements of the project that do not. By striking the correct balance, we can ensure, as far as possible, that the views of residents are taken seriously and, where appropriate, positively influence the development of the project. At the same time, we can ensure that the level of consultation is appropriate, affordable, manageable and does not unnecessarily delay progress.
7. Attached at Appendix 1 to this report is a proposed Consultation Schedule for the remainder of the project that is broadly based on the discharge of the 66 specific planning conditions that formed part of the planning approval.
8. The Consultation Schedule was originally presented to the CoLC by a Member as an indication of what residents might feel would be reasonably expected. This initial Consultation Schedule has been extremely helpful in helping officers arrive at what we believe is a sensible proposal for future consultation with residents and stakeholders.
9. As can be seen from the Consultation Schedule, several of the planning conditions have been completed. Others, where, for example, the planning condition relates to materials and samples and technical or compliance matters such as BREEAM (Condition 40), Boiler Installation (Condition 58) and Lifts (Condition 59), consultation is not necessary or appropriate.
10. Many of the 66 planning conditions are regulatory or, explicit in nature and require the CoLC to simply comply and/or provide evidence of compliance. These include Air Quality (Condition 23), Mobile Play Equipment for Under 5's (Condition 47) and Clerestorey Window to School Hall (Condition 53). In cases like this, consultation is not necessary or appropriate.
11. Of the remaining 'live' planning conditions, the following have been agreed as requiring formal consultation with residents and stakeholders:

- Details of landscaping/tree planting for schools (Condition 26);
- Details of landscaping/tree planting for public realm and Basterfield service road (Condition 27);
- Details of tree pits and trees (Condition 28);
- Nesting boxes (Condition 36);
- Delivery servicing plan for school – TfL details (Condition 43);
- Delivery servicing plan for residential/commercial (Condition 44);
- Refuse/recycling provision (Condition 45);
- Refuse collection point (Condition 46);
- Provision of long and short stay cycle parking (Condition 52);
- Hours of community use of school hall (Condition 64);
- Hours of use of playground (Condition 65).

12. The consultation process for the conditions relating to the trees and landscaping is already underway and arrangements for consultation on the other conditions, where consultation has been agreed, will be made once the timescales and requirements for discharging the conditions are better understood.

13. The consultation process will need to be structured to suit the specific planning conditions that are being consulted on however, the programme for consultation will include the following:

- Weekly team meetings;
- Community Liaison Group meetings (monthly);
- Drop-In Sessions (monthly);
- Public meetings (quarterly);
- Weekly Look Aheads (weekly);
- Newsletters (monthly);
- Surveys (as required);
- Consultation Website (ongoing);
- General enquiries (ongoing).

14. As stated previously, many of the planning conditions are either regulatory, explicit in nature, specifically related to the selection of materials and samples or, are technical or compliance matters for which, consultation is neither appropriate nor necessary. This does not mean however, that information on these conditions will not be made available and discussed with interested parties. We will use the communication channels outlined above to provide information relating to these conditions to residents and stakeholders as appropriate. We will also ensure that adequate notice is given to residents when details relating to the discharge of planning conditions are submitted to the local planning authority.

15. For Members' information, dates for the future monthly drop-in sessions and the quarterly public meetings have been agreed and published and are set out in the table below:

Drop-In Sessions (Monthly)	Public meetings (Quarterly)
Thursday 21 March 2019	
Thursday 25 April 2019	
Thursday 23 May 2019	
	Thursday 20 June 2019
Thursday 25 July 2019	
Thursday 22 August 2019	
Thursday 19 September 2019	
	Thursday 10 October 2019
Thursday 14 November 2019	
Thursday 12 December 2019	

Appendices

Appendix 1: Consultation Schedule (proposed)

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