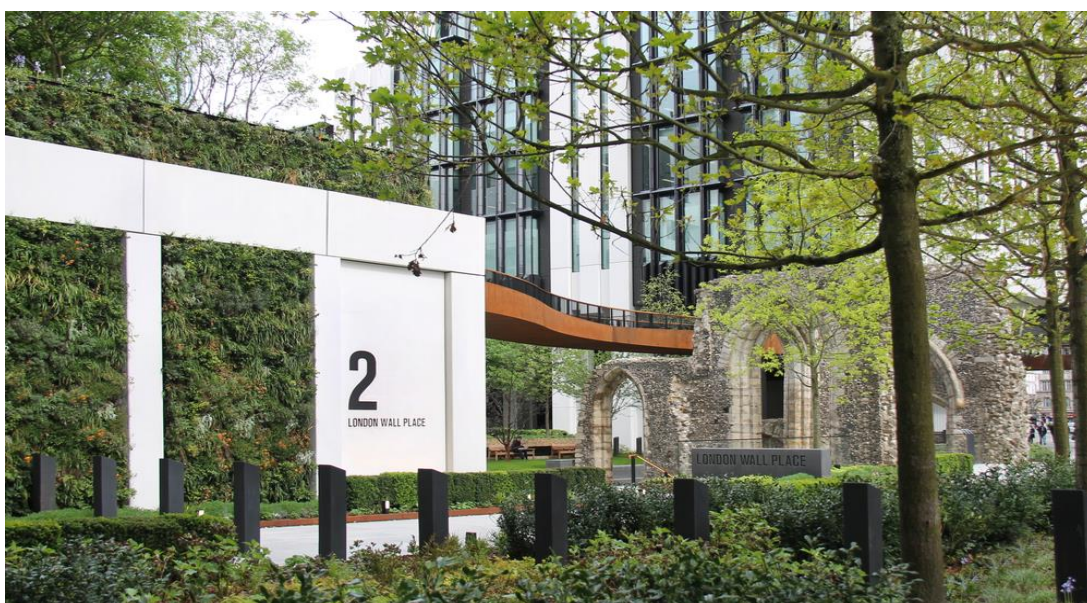


City of London Local Development Scheme 2020



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1. Introduction

- 1.1 The City of London Corporation is the planning authority for the City of London. It prepares planning policies that shape the development of the City. These policies ensure that planning is co-ordinated with the City Corporation's other aims and strategies and provide the basis for decisions on planning applications.
- 1.2 The City Corporation's planning policies are contained in a number of documents. The Local Development Scheme (LDS) outlines the content of these documents and the programme for preparing or reviewing them. The LDS is reviewed regularly to keep it up to date. This version of the LDS came into effect on 15th December 2020.
- 1.3 Until the next review of the LDS any changes to the programme for preparing policy documents will be reported on the City Corporation's website

Planning Policies

- 1.5 The following documents set out the City Corporation's planning policies. The most important are termed Development Plan Documents (DPDs).
 - **Local Plan.** This DPD sets out the City Corporation's policies for planning the City of London. It incorporates both strategic and development management policies across a wide range of topics. The current Local Plan was adopted in January 2015, and a review is at an advanced stage.
 - **Supplementary Planning Documents** (SPDs) explain the policies of the Local Plan in more detail where this is needed.
 - The **Community Infrastructure Levy** (CIL) is a statutory charge on new development. The City of London CIL came into effect on 1st July 2014.
 - The **Statement of Community Involvement** (SCI) sets out measures for consulting the public on planning policies and planning applications in the City of London.
- 1.6 The content and preparation programme for these policy documents is described in the following pages.

- 1.7 The official “development plan” for the City currently comprises the adopted City of London Local Plan together with the London Plan. The Mayor of London is responsible for preparing the London Plan, whose policies apply throughout Greater London, including the City.
- 1.8 There are currently no neighbourhood forums in the City of London and no neighbourhood plans are in preparation or have been adopted.

2. Local Plan

- 2.1 The Local Plan contains the objectives and principal policies for planning the City. It incorporates strategic policies, which set out the overall planning strategy, and detailed development management policies to guide development in the City. The vision, delivery strategy and policies of the Local Plan are intended to provide an integrated and coordinated approach to planning the City and the Local Plan should therefore be read as a whole.
- 2.2 The Local Plan includes an accompanying Policies Map (in two parts) which shows where its policies apply to specific locations.
- 2.3 The current Local Plan was adopted in January 2015 and plans for development requirements up to 2026. It is important that the City's planning framework remains responsive and flexible to address changing circumstances, whilst providing a clear vision for the future City.
- 2.4 The City Corporation is therefore preparing a new Local Plan covering the period to 2036, which will be known as City Plan 2036. The new Plan will address revised national and London Plan policy and emerging development trends and requirements, whilst maintaining a positive planning framework to meet the City's long-term needs.
- 2.5 The first stage of preparing City Plan 2036 was the Issues and Options stage in 2016, during which consultation took place on the key planning issues facing the City and on the potential options that should be considered to address them. The second stage, the draft Local Plan, was a consultation on a full draft Plan during late 2018 and early 2019. Since then, the City

Corporation has analysed the consultation responses and prepared an amended and updated 'Proposed Submission' version of the Plan.

- 2.6 In addition to several rounds of public consultation, production of the new Plan has been informed by evidence gathering from a range of different sources and by an Integrated Impact Assessment, which assesses different policy options in terms of their compatibility with sustainability objectives, their implications for health and wellbeing and the promotion of equalities. The Local Plan must be consistent with national planning legislation and national policy set out in the National Planning Policy Framework and in general conformity with the London Plan, which is also at an advanced stage of review.
- 2.7 Following consultation on the Proposed Submission version of City Plan 2036, it will be submitted to the Secretary of State for Housing, Communities and Local Government. The Secretary of State will then appoint an independent planning Inspector to examine the submitted Plan. It is expected to be adopted in 2022.
- 2.8 The proposed timetable for the Local Plan review is set out below.

Stage of Plan	Dates
Issues and Options: Public consultation on key issues to be addressed and emerging options	Sept - Dec 2016
Draft Local Plan: A full draft of the Plan is issued for public consultation	Nov 2018 – Feb 2019
Publication: A revised Plan is published for final public consultation	Jan/Feb 2021 – March 2021
Submission: The Local Plan, together with the representations received, are submitted to the Secretary of State who appoints an independent Planning Inspector	June/July 2021
Examination: The Inspector considers the Plan and the representations made, including through public sessions to hear evidence about the key issues	Summer 2021 – Winter 2021/22
Adoption: The Inspector's recommendations are considered by the City Corporation and the Plan is adopted	Spring 2022

Table 1: Local Plan Review Timetable

- 2.9 In August 2020, the Government published for consultation a Planning White Paper, 'Planning for the Future'. The White Paper sets out the Government's proposals for fundamental changes to the planning system to streamline and modernise the planning process, bring a new focus to design and sustainability, improve the system of developer contributions to infrastructure, and ensure more land is available for development. The White Paper envisages a new role for local plans as the foundation of a rule-based planning system, in which all land would be allocated as either a growth area, a renewal area or a protection area.
- 2.10 The White Paper suggests transitional provisions for those local planning authorities (LPAs) that have submitted a local plan for examination at the time revised planning legislation is enacted in order to allow a submitted plan to progress to adoption under the current system. LPAs that take advantage of these transitional provisions would be given an extra year to prepare a new-style local plan. Since the City Plan 2036 had already reached an advanced stage at the time the White Paper was published, the City Corporation intends to progress it to adoption under the transitional arrangements and the timetable set out above is based on that premise. This timetable may be subject to change in light of the progress of legislation required to implement the Government's planning reforms and confirmation of the intended transitional arrangements.

3. Supplementary Planning Documents

- 3.1 Supplementary Planning Documents (SPDs) give further explanation of Local Plan policies where this is needed. A draft SPD is issued for public consultation before it is finalised and adopted. If it is helpful, preliminary consultation is carried out before the publication of the draft SPD.

Adopted SPDs

- 3.2 The following SPDs have already been adopted:

Adopted SPDs	Date of adoption
Protected Views: Guidance on the protection of views of St Paul's Cathedral, the Monument, the Tower and other City landmarks	January 2012
Tree Strategy: Guidance on the planting, preservation and management of trees in the City	May 2012
Barbican Guidelines: Listed Building Management Guidelines for the Barbican Estate Volume I & II: Introduction & Residential Buildings and Volume IV: Landscape	October 2012 (Volumes I & II) January 2015 (Volume IV)
Golden Lane Guidelines: Listed Building Management Guidelines for the Golden Lane Estate	November 2013
Planning Obligations: Guidance on the use of s106 planning obligations, including requirements for affordable housing	April 2014
Office Use: Sets out the evidence required to support planning applications for the change of use of offices	January 2015
Open Space Strategy: Sets out how the City's open spaces will be increased and enhanced	January 2015
Thames Strategy: Guides development on the Thames Riverside in line with Local Plan policy CS9	June 2015
City Public Realm: Guidance on the management, design and improvement of the City's streets and spaces between buildings	July 2016
Enforcement: Sets out the City's approach to planning enforcement, including works to trees	June 2017
Air Quality: Sets out guidance to assist developers in minimising emissions and air pollution	July 2017
Archaeology and Development Guidance: Provides guidance on the planning process in relation to developments which may affect archaeology	July 2017
Freight and Servicing: Sets out potential measures for managing and mitigating the impact of freight trips through the planning process	February 2018

Table 2: List of adopted SPDs

SPDs in preparation

3.3 The following SPDs are currently in preparation or are proposed:

SPD	Consultation on Draft SPD	Anticipated date of adoption
Planning Obligations (to replace the 2014 Planning Obligations SPD)	October – December 2020	Spring 2021
Barbican Listed Building Management Guidelines (Volume IIIA: The Barbican Arts Centre)	March - April 2021	Summer 2021
Culture	Spring 2021	Autumn 2021
Protected Views (to replace 2012 Protected Views SPD)	Autumn 2021	Spring 2022
Tree Strategy (to replace 2012 Tree Strategy SPD)	Autumn 2021	Spring 2022
City Placemaking (to replace 2016 City Public Realm SPD)	Autumn 2021	Spring 2022

Table 3: List of SPDs in preparation

- 3.4 Table 3 lists those SPDs for which resources and a provisional work programme have been identified. To support the policies in the new Local Plan, it may be necessary to amend or replace other existing adopted SPDs, or to prepare additional SPDs to provide more detailed advice on the implementation of new policies. However, this may be influenced by the timing and detail of the Government's planning reforms outlined in the Planning White Paper.
- 3.5 Character summaries and management strategies are being prepared as SPDs for each of the City's 26 conservation areas. The following tables list those which have been adopted and those which are currently in preparation.

Adopted Conservation Area SPDs

Adopted Conservation Area SPDs	Date of adoption
Bank	January 2012
Charterhouse Square	January 2012
Crescent	January 2012
Lloyds Avenue	January 2012
Bow Lane	September 2012
Queen Street	September 2012
Smithfield	September 2012
Eastcheap	March 2013

Adopted Conservation Area SPDs	Date of adoption
Fenchurch Street Station	March 2013
St Paul's Cathedral	March 2013
Bishopsgate	September 2014
Trinity Square	September 2014
Chancery Lane	February 2016
Fleet Street	February 2016
Whitefriars	February 2016
Leadenhall Market	July 2017
Postman's Park	May 2018

Table 4: List of adopted Conservation Area SPDs

Conservation Area SPDs in preparation

Conservation Area SPD	Consultation on Draft SPD	Date of adoption
Barbican and Golden Lane	March - April 2021	Summer 2021

Table 5: List of Conservation Area SPDs in preparation

4. Community Infrastructure Levy

- 4.1 The Community Infrastructure Levy (CIL) is a statutory charge on new development that is used to help fund the provision of infrastructure. The CIL operates through a charging schedule, which specifies the rates that apply according to the land uses proposed. The City's CIL charging schedule was approved following an examination by an independent planning inspector, and was implemented on 1st July 2014.
- 4.2 The City Corporation had originally intended to review its CIL charging schedule by 2019 to take account of the opening of Crossrail, but the delays to that project led to a consequential delay to the City's CIL review.
- 4.3 The Planning White Paper proposes to abolish the CIL and to replace it with a new Infrastructure Levy, which would be a flat-rate charge applied as a fixed proportion of development value. The charge would be set nationally, although revenues would continue to be collected and spent locally. In light of the Government's proposals, it would not be prudent to begin a

review of the City's CIL charging schedule at this time. An update will be provided in the next version of the LDS.

5. Statement of Community Involvement

- 5.1 The Statement of Community Involvement (SCI) sets out the procedures that will be used to consult the public in the preparation of planning policies and the determination of applications for planning permission and related consents in the City of London.
- 5.2 The City's current SCI was adopted in July 2016 and provides the context for the consultation and engagement carried out during the Local Plan review, as well as for the preparation of SPDs and for any review of CIL. In May 2020, the City Corporation temporarily suspended provisions in the SCI which require physical meetings, the physical display or the physical provision of documents due to the Covid-19 pandemic.
- 5.3 The SCI should be reviewed every five years and it is therefore proposed to undertake a review of the City's SCI during 2021, but this may be influenced by the timing and content of the Government's planning reforms and by the Covid-19 pandemic.

6. Updates

- 6.1 The previous version of the Local Development Scheme came into effect on 13th June 2017. The following are the main changes that have been made in the current LDS:
 - Local Plan review – the timetable for the Local Plan review has been updated to reflect progress made since the last LDS.
 - Supplementary Planning Documents – SPDs adopted since June 2017 have been added, together with future SPDs.
 - Community Infrastructure Levy – a review of the City's CIL charging schedule has been put on hold due to the Government's proposal to abolish CIL and replace it with a new Infrastructure Levy with charging rates set nationally.

- Statement of Community Involvement – the text has been updated to refer to temporary changes made as a result of the Covid-19 pandemic and to indicate that a review is intended during 2021.

7. Risk Assessment

7.1 The timetable for preparing policy documents set out in this LDS is based on the current legislative and regulatory context, together with assumptions about the availability of resources and the work involved. There are uncertainties about these factors which should be recognised as they could lead to revisions to the programme. The following are the main sources of uncertainty and mitigation measures:

- **National planning reforms.** The Government is in the process of consulting on, and implementing, a programme of planning reforms, including the fundamental changes proposed in the Planning White Paper published in August 2020. As set out in Section 2 above, it is intended to progress the City's Local Plan review through to adoption under the White Paper's suggested transitional arrangements. However, there is a risk that if the relevant legislation progresses quicker than expected and/or if progress on the Local Plan review is slower than anticipated, the City Corporation may need to undertake further review of the draft Plan to reflect revised national policy. This risk will be mitigated by adopting a flexible approach and by keeping abreast as closely as possible with the progress of potential national changes.
- **London Plan.** The Local Plan review has been timed to follow behind the Mayor's review of the London Plan. The London Plan review has reached a very advanced stage, with the Mayor's Intend to Publish version of the London Plan having been issued in December 2019 following an Examination in Public held earlier that year. However, at the time of preparing this LDS, the London Plan has not been published (adopted) as the Secretary of State for Housing, Communities and Local Government has directed that certain changes be made to it. A

significant further delay to publication of the London Plan or changes to policy through the direction could potentially affect the Examination of the City's Local Plan and the timetable for the adoption of SPDs.

- **Response to consultation.** Public consultation may raise issues that had not been fully anticipated and give rise to the need to carry out further research or re-drafting. A continued emphasis on early and ongoing consultation and liaison, particularly with statutory Duty to Cooperate bodies, will mitigate this risk.
- **Staff availability/resources.** Meeting timetables is dependent on the availability of staff, especially those in the Planning Policy Section of the City Corporation's Department of the Built Environment. Financial constraints may affect the recruitment of staff and the resources available for the preparation of policy documents, carrying out public consultation or funding Public Examination costs.

Appendix 1: Contact details

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