

Committee(s):	Date(s):
Planning & Transportation LDF sub-committee	2 nd October 2013
Subject: Local Plan: publication	Public
Report of: City Planning Officer	For Decision
<p style="text-align: center;">Summary</p> <p>The Draft Local Plan was issued for public consultation between January and March 2013. I reported on the results of the consultation and the main issues it raised to the meeting of the sub-committee on 15 July 2013. Taking account of Members' views on the issues expressed at that meeting, I have now revised the Local Plan. The revised Plan will need to be published for a further round of consultation, followed by a public examination by a planning inspector. It is expected to be adopted in late 2014 or early 2015.</p> <p>Recommendation</p> <ul style="list-style-type: none"> • That the Local Plan accompanying this report be recommended to the Grand Committee for publication and public consultation. • I be authorised, if necessary, to agree further changes to the Local Plan in consultation with your Chairman, before its presentation to Grand Committee. 	

Main Report

Background

1. The Draft Local Plan was issued for public consultation between 14th January and 11th March 2013. I reported to your sub-committee on 15th July on the results of the consultation. My report identified nine key issues raised by the consultation and sought Members' views on these.

Current Position

2. I have now revised to the Plan in the light of Members' views and the comments received from the public. The revisions also take account of other material which has emerged since the consultation was carried out, including new national and regional policy guidance and recent research reports. The revised Local Plan, accompanies this report. A version of the Plan showing the revisions as tracked changes is available in the Members' Reading Room.

Key issues

3. The following are the key issues identified in my previous report and an indication of the revisions made to the Plan in response to them.
4. **Offices.** The approach of policy DM1.1 “office protection” has been maintained, resisting the loss of the City’s office stock to other uses. A reference has been added to the publication of a supplementary planning document (SPD) which will set out in greater detail the criteria by which planning applications for change of office sites and buildings to other uses will be assessed. I will report the text of this SPD to Grand Committee in November, recommending that it be published for public consultation at the same time as the Local Plan.
5. **Licensing and planning.** Policy DM3.5 “night-time entertainment” has been revised in the light of discussion at your last meeting to minimise duplication between planning and licensing controls, concentrating on those aspects which the Local Plan can influence or control, while maintaining protection of amenity.
6. **Thames and the Riverside.** Policy CS9 has been amended to replace the reference to an “office gateway” with text promoting office-led commercial development. An SPD containing a Riverside Appraisal (as required by the London Plan) is in preparation and will also be reported to Grand Committee in November.
7. **Visitors, Arts and Culture.** Policy DM11.3 “hotels” has been amended to relate it more closely to and to complement policy DM1.1 “office protection”.
8. **Sustainable development.** My previous report referred to policy DM15.4 “off-setting of carbon emissions” and recommended that an SPD should be prepared to give detailed guidance on this issue. However, the government recently published draft proposals to deal with carbon off-setting through building regulations instead of the planning system (from 2016 for housing and 2019 for commercial development), and so the reference to the SPD has been deleted. My intention is that detailed mechanisms for addressing off-setting in the interim period will now be considered within the revised s106 Planning Obligations SPD.
9. **Public transport, streets and walkways.** The overall approach of this section has been maintained. Policy DM16.4 “facilities to encourage active travel” has been made more succinct.
10. **Waste.** The consultants commissioned to carry out research on the City’s waste have now presented their report, indicating that waste generation in the City will grow slowly over the next 10-15 years, and identifying the main locations where the City’s waste is taken. A reference has been added to the need to engage with authorities in these locations in accord with the “duty to co-operate” under the Localism Act.
11. **Housing.** Policy 21.1 “location of housing” has been amended to locate new housing development “in or near” identified residential areas. This and other policies in this section have also been amended to relate them more closely to and to complement policy DM1.1 “protection of offices”.

12. In addition to the key issues above, other more detailed amendments have been made to other parts of the Plan to take account of the public's comments, new guidance and evidence and to update the Plan.

Authorisation

13. Members of the sub-committee are recommended to approve the attached Local Plan for publication. However, at the time of writing, I am still in discussion with other officers to refine the wording of some policies, and the government have recently issued draft revised national planning guidance, which may need to be taken into account. I therefore request that I should be authorised to agree any further amendments with your Chairman before finalising the report for Grand Committee.
14. Subject to agreement by your sub-committee the Local Plan will then need to be reported to the following:
- Grand Committee 5th November
 - Policy & Resources Committee 26th November
 - Common Council 5th December

Next steps

15. The Plan would then be published for public consultation. As the consultation period would include Christmas it is recommended that it should be extended from the statutory minimum of six weeks to two months.
16. As the public have had the opportunity to participate during previous cycles of public consultation, at this stage the intention is not actively to seek comments on the Plan; rather, it is an opportunity for those with any outstanding concerns to register formal objections. The Plan must then be submitted to the Secretary of State (CLG) who will appoint a planning inspector to examine the Plan and any objections to it.
17. At that stage there is no formal opportunity for the City Corporation to make significant further changes to the Plan in response to the public's comments. However, experience has shown that many objections can be resolved by relatively limited amendments, which saves considerable discussion at the examination. As there will not be time to report such changes to your Committee during the examination process, it is recommended that I be authorised to agree a list of such changes in consultation with your Chairman. This list would then be submitted to the Secretary of State alongside the Plan with a request that the inspector endorses the changes.
18. After the examination the inspector will issue a report containing recommendations for modifications to the Plan. Although the inspector's recommendations are no longer binding (as they were with the Core Strategy), the Corporation must take them into account. Providing the

inspector finds the Plan to be sound it can then be adopted, which is likely to be in late 2014 or early 2015.

Corporate & Strategic Implications

19. There are no legal or financial implications arising out of this report. The approach to office accommodation in the City, set out in the Local Plan, will support the City Corporation's corporate and property objectives to protect the City's role as a strategically important office location.

Supporting documents

20. The following documents are available in the Members' Reading Room:

- Copies of the public's comments on the Draft Local Plan.
- Sustainability appraisal report.
- Equalities Impact Assessment.

21. These documents are also available on the City's web site:

www.cityoflondon.gov.uk/localplan

Appendices

Revised Local Plan

Background Papers:

Report to Planning & Transportation and Policy & Resources Committees 27th Nov and 13th December 2012 "City of London Draft Local Plan".

Report to LDF sub-committee 15th July 2013 "City of London Local Plan: key issues from consultation".

Responses to public consultation on the Draft Local Plan and notes of public meetings. (Available at www.cityoflondon.gov.uk/localplan)

Minutes of CoL Access Group 30th Jan 2013

Notes of The City Together Transport & Sustainability Forum 22nd Feb 2013

Minutes of CoL Health & Wellbeing Board 23rd Jan & 4th March 2013

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