



## Report – Planning and Transportation Committee

### City of London Local Plan: publication and examination

*To be presented on Thursday, 5<sup>th</sup> December 2013*

*To the Right Honourable The Lord Mayor, Aldermen and Commons  
of the City of London in Common Council assembled.*

#### **SUMMARY**

This report seeks approval for the Local Plan to be issued for a final public consultation round.

**Recommendation** - That,

- 1) that the Local Plan be agreed and published for public consultation for a minimum period of 8 weeks;
- 2) following consultation, the Local Plan, the public's responses and other supporting documents be submitted to the Secretary of State for examination by a Planning Inspector; and
- 3) following the close of public consultation, the City Planning Officer be authorised, in discussion with the Chairman and Deputy Chairman of the Planning and Transportation Committee, to compile a list of further changes to the Local Plan in response to the public's comments for submission to the Secretary of State.

#### **Main Report**

1. The Local Plan incorporates the Core Strategy which was adopted in 2011 and will replace the remaining parts of the 2002 Unitary Development Plan.
2. During January and March 2013, the Local Plan was issued for public consultation and comments were received from 80 individuals and organisations. The consultation process also involved public and other meetings the full details of the comments of which can be found at [www.cityoflondon.gov.uk/localplan](http://www.cityoflondon.gov.uk/localplan).
3. The results of the public consultation and the revision of the Local Plan were considered at meetings of your Local Development Framework Sub Committee in

July and October 2013 and more recently by your Planning and Transportation Committee on 5 November 2013.

4. The Corporation has responded to the key issues that arose out of the consultation as follows -
  - i) Offices - in May 2013 the Secretary of State exempted the City from proposals to remove planning controls over change of use from offices to housing, in recognition of its position as a nationally significant area of economic activity. In view of this, the approach of Local Plan policy DM1.1 “office protection” has been maintained, resisting the loss of the City’s office stock to other uses. A reference has therefore been added to the proposed 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.
  - ii) Licensing and planning - policy DM3.5 has been updated to respond to the issue of disturbance from late-opening bars and clubs “night-time entertainment” in order to promote better co-ordination and minimise duplication between planning and licensing controls.
  - iii) Thames and the Riverside - policy CS9 has been amended to replace the reference to an “office gateway” with text promoting office-led commercial development.
  - iv) Visitors, Arts and Culture - policy DM11.3 “hotels” has been amended to complement and relate it more closely to policy DM1.1 “office protection”. In addition, further references have been made to the cultural hub focused on the Barbican area.
  - v) Sustainable development. - 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). No revisions to the Plan are considered necessary, but detailed mechanisms for addressing off-setting in the interim period will be included in the SPD on Section 106 planning obligations.
  - vi) Public transport, streets and walkways - the overall approach of this section has been maintained; however, the supporting text of policy DM16.4 “facilities to encourage active travel”, which deal with cycling, has been made more succinct.
  - vii) Waste - Consultants were commissioned to carry out research on the City’s waste. Their report indicates that waste generation in the City will grow slowly over the next 10-15 years and identifies the main locations where the City’s waste is taken. A reference has therefore been added regarding the duty to engage with authorities in these locations.
  - viii) 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”.
5. This report is therefore recommending that the Local Plan be agreed and published for public consultation for a minimum period of 8 weeks. This consultation represents a formal stage in the Plan preparation process in accordance with government regulations and is an opportunity for those with any outstanding concerns to register formal objections.

6. It is also proposed that any changes that arise from the consultation be delegated to the Town Clerk in consultation with the Chairman and Deputy Chairman of the Planning and Transportation Committee, after which the list would be submitted to the Secretary of State alongside the plan for examination by an Inspector.
7. Further to the examination, a report will be issued by the Inspector with any modifications which the Corporation must take into account and, subject to the plan being sound, it will then be adopted in the early part of 2014/2015.
8. A complete copy of the Local Plan and the supporting documents can be found in the Members' Reading Room.

**Conclusion**

9. Having given detailed consideration, your Committee recommends that the Local Plan be agreed and published for public consultation for a minimum period of 8 weeks.

All of which we submit to the judgement of this Honourable Court.

DATED this 5<sup>th</sup> day of November 2013

SIGNED on behalf of the Committee.

**DEPUTY MICHAEL WELBANK**  
**Chairman**