

Committee(s):	Date(s):
Planning & Transportation Committee Policy & Resources Committee Common Council	15 th December 2014 11 th December 2014 15 th January 2014
Subject: City of London Local Plan: adoption	Public
Report of: Director of the Built Environment	For Decision
Summary	
<p>The City of London Local Plan was published for its final stage of public consultation between December 2013 and February 2014 and was subsequently examined by an independent planning inspector. The inspector has issued his report on the examination, which finds that the Local Plan is sound and recommends that it is adopted. It is recommended that the Court of Common Council adopts the Local Plan by resolution, subject to the modifications listed in the appendix to this report. Once adopted the Local Plan will replace the Core Strategy 2011 and the saved policies of the Unitary Development Plan (UDP) 2002.</p> <p>Recommendation</p> <ul style="list-style-type: none"> • That the Common Council be recommended to adopt by resolution the City of London Local Plan subject to the modifications in Appendix 1 to this report. 	

Main Report

Background

1. The City of London Local Plan was published for its last stage of public consultation between December 2013 and February 2014. In May 2014 the Plan and the public's representations were submitted for public examination by an independent planning inspector. The inspector held a public hearing in October 2014. The inspector has now issued his report on the examination and the final step is to adopt the Local Plan.

Current Position

2. The preparation of the Local Plan has involved several stages of public consultation since 2011. The final consultation version of the Plan was reported to the Planning & Transportation Committee on 5th November 2013. It was subsequently referred to the Policy & Resources Committee on 21st November and Common Council on 5th December 2013.
3. The Local Plan was published for consultation on 8th December 2013. The consultation period was originally set to close on 17th February 2014. However, during January it was decided to make some refinements to four of the policies for hotels and housing to improve their consistency with the policy

for the protection of offices. The consultation period was extended to 28th February to allow the public extra time to consider these amendments.

4. During January the draft 'Office Use' supplementary planning document (SPD) was agreed by the Planning & Transportation Committee and also issued for consultation. The consultation period for this was timed to end on 28th February to allow the public to consider the Local Plan and the SPD concurrently, in view of the close relationship between them. Following consultation on the draft SPD, it was adopted as Interim Planning Guidance by the Planning & Transportation Committee on 30th July 2014, pending approval of the Local Plan. The formal adoption of the Office Use SPD will be the subject of a report to the next meeting of the Planning & Transportation Committee.

Public examination

5. During the consultation period on the Local Plan responses were received from 27 organisations. On 21st May 2014 the Local Plan and the public's responses were submitted to the Secretary of State, who appointed a planning inspector to examine the Plan.
6. In order, where possible, to resolve objections to the Plan and avoid unnecessary discussion at the examination a list of proposed modifications to the Plan was prepared. These modifications are mainly for clarification and do not materially affect the policies of the Plan. In accordance with a recommendation in my earlier reports, this list was agreed in consultation with the Chairman of the Planning & Transportation Committee. The list was submitted to the planning inspector alongside the Plan. In response to continuing discussions with objectors, some further modifications were subsequently added to the list. The full list of modifications is in Appendix 1 to this report.
7. As part of the examination of the Plan a public hearing was held on 7th October. At the hearing objectors and City officers had the opportunity to explain their cases in a discussion led by the inspector.
8. The inspector has now issued his report on the examination, which is shown in Appendix 2. The inspector concludes that the Local Plan is sound. He is content for the Local Plan to be adopted subject to the list of proposed modifications proposed by the City Corporation and does not recommend any additional modifications. The inspector's report and recommendation have been published and made available in accordance with the statutory requirements.

Proposals

9. It is recommended that the Local Plan be adopted subject to the modifications in Appendix 1 to this report. A copy of the full text of the Local Plan, showing the modifications as tracked changes, is available in the Members' Reading Room and has been distributed to Members electronically.
10. The Plan must be referred to Common Council for adoption by resolution.
11. When adopted, the Local Plan, adoption statement and sustainability appraisal report must be made publicly available on the City's web site and for inspection, and those who asked to be notified of the Local Plan's adoption

must be sent a copy of the adoption statement. An adoption statement must also be sent to the Secretary of State.

12. Currently the Core Strategy, adopted in 2011, and the 55 saved policies of the Unitary Development Plan, 2002 are in force in the City. Upon its adoption the Local Plan will supersede both these documents.

Corporate & Strategic Implications

13. The Local Plan has been prepared with regard to all the City's other plans and strategies, including the Corporate Plan and The City Together Strategy. The Local Plan is considered to be fully in alignment with these strategies.

Next steps

14. It is a statutory requirement that the City's Local Plan should be in general conformity with the Mayor's London Plan. The Local Plan was prepared with regard to the current version of the London Plan, adopted in 2011. In 2013 the Mayor issued 'Further Alterations to the London Plan' (FALP) which were subject to examination by a planning inspector during September 2014 and are expected to be adopted in February 2015. The FALP include revised targets for housing provision, updated employment projections and other significant changes. However, the inspector's conclusions on the FALP have not yet been issued, so it was not possible at this stage to take account of the FALP in the Local Plan. It is considered that, following its adoption, an early review of the Local Plan will be necessary to take account of the FALP and other new policy developments. This approach was noted by the inspector in his report and he also commented that he had no doubts that the Local Plan can be made consistent with the altered London Plan.

Appendices

- Appendix 1 – Local Plan: Schedule of Modifications.
- Appendix 2 – Inspector's report (Report of the examination into the City of London Local Plan)

Background Papers:

Report to Planning & Transportation Committee, Policy & Resources Committee and Common Council: "City of London Local Plan: publication and examination"
(5th Nov/21st Nov/5th Dec 2013)

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