

APPENDIX 1: LOCAL PLAN REVIEW POLICY SCOPING

A World Financial and Business Centre

Policy No.	Policy Name	Issues where policy changes may be needed and reasons why
CS1 DM1.1 – 1.5	Offices	<p>The office floor space targets will require updating and rolling forward to 2036, reflecting London Plan and Mayoral SPG guidance and supported by appropriate updated evidence.</p> <p>Policy will need to consider emerging and different ways of working in the City; the growth of agile working; an increasing trend for SME's to require serviced offices and co-working space; and a greater diversity of businesses seeking to locate in the City. The need to encourage specific types of office floorspace will be reviewed.</p> <p>There is a need to address the impacts arising from the servicing of offices and emerging trends in building design. These trends include the desire to use roofspaces and terraces, the relationship between public and private space in and around office buildings and security considerations.</p>
CS2 DM2.1	Utilities Infrastructure	<p>Energy/ heating and cooling infrastructure is a key issue, particularly in the Eastern cluster. Identification of infrastructure requirements and funding mechanisms for their implementation will be required.</p> <p>Future work-styles will rely more heavily on mobile networks and digital connectivity. Identification of infrastructure requirements and funding mechanisms will be needed to ensure state-of-the-art connectivity. Policy must be flexible to be able to respond to emerging technologies and trends.</p> <p>There will be a need to introduce monitoring and control infrastructure to accommodate future cities expectations. The challenge will be in ensuring that such infrastructure is unobtrusive, particularly around heritage assets.</p> <p>The large construction sites in the City require their own infrastructure. Policy needs to ensure that infrastructure associated with construction sites and workers is integrated with surrounding areas, addresses Mayoral low emission requirements and considers impact on neighbours.</p>
CS3 DM3.1 – 3.5	Security and Safety	<p>There is a need to consider the changing nature of the terrorism threat. Opening up ground floors in office developments to provide greater permeability and a wider mix of uses may impact on risk assessment and mitigation/prevention measures.</p> <p>We need to consider to what extent anti-social behaviour in the public realm can be addressed through planning policy.</p> <p>In relation to traffic management, policy needs to address road safety issues, the servicing of buildings, including the use of consolidation centres, and overall management. The role of the Local Plan in providing guidance for on-street activity needs to be reviewed.</p> <p>The impact of the Night Tube, Crossrail and the Cultural Hub on night-time entertainment and residential amenity will need to be considered and reflected in the Plan.</p>

CS4	Planning Contributions	<p>Needs updating to respond to changing Government policy. The policy references to Crossrail funding could possibly be removed once Crossrail is open, subject to discussion with TfL.</p> <p>We will need to consider updating the supporting text to reflect experience in the operation of CIL, s106 and s278 in parallel.</p>
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Key City Places

Policy No.	Policy Name	Issues where policy changes may be needed and reasons why
CS5	The North of the City	<p>This part of the City is likely to experience changes as a result of the development of the Cultural Hub. Land-use policy needs to provide a framework for development and for transport/public realm improvements associated with the Cultural Hub.</p> <p>Crossrail will be complete and open by 2019. The Plan will need to reflect the influence of Crossrail in this area.</p>
CS6	Cheapside & St Pauls	<p>Retail development at Cheapside has been largely completed. Bank underground station improvements and Bank Area Enhancement Strategy will be completed in the early 2020s.</p> <p>Need to consider whether this Key City Place policy should be deleted or refocused around Bank junction, with specific retail, transport and visitor management issues addressed in other parts of the Plan.</p>
CS7	Eastern Cluster	<p>Significant new office development is taking place, and more is in the planning pipeline. There will be a major increase in numbers of workers, visitors and servicing vehicle movements.</p> <p>These changes will bring significant challenges in this part of the City, including pressures on the street environment and traffic management. We will need to consider the implications for transportation and public realm issues in particular, as well as implications for the design of buildings and the mix of complementary uses.</p> <p>Utility infrastructure capacity will need to keep pace with increases in floorspace through efficiency savings and/or increased infrastructure provision.</p>
CS8	Aldgate	<p>Most of the major work is in progress. The gyratory, open space and street improvements will be completed by 2019.</p> <p>Need to consider whether this Key City Place policy should be deleted, with any specific issues dealt with in other parts of the Plan.</p>
CS9	Thames and the Riverside	<p>The Garden Bridge and the Thames Tideway Tunnel should be complete, or under construction, by the time the revised plan is adopted. The impact of these projects will need to be assessed.</p> <p>The riverside walk should be complete but there is a future need for flood defence raising to take account of sea level rise and access to the flood defences for maintenance.</p> <p>The London Plan requirement for a Thames Policy Area policy will need to be carried forward into the revised Local Plan.</p>

City Culture and Heritage

Policy No.	Policy Name	Issues where policy changes may be needed and reasons why
CS10 DM10.1 – 10.8	Design	<p>The design policies will need to be reviewed in light of experience in implementation. Areas of change include greater testing of wind implications and the impacts of transport and servicing.</p> <p>The policy on roof gardens and terraces may need to be revised to address viewing galleries and consider the trend for new commercial buildings to have outside terraces and roof spaces.</p> <p>The policy approach to environmental enhancement needs to refer to TfL's emerging street hierarchy, relating design of the public realm to functional use of the street network and wider objectives such as improving air quality and sense of place.</p> <p>Consideration needs to be given to policy amendments to address new forms of advertising, and to provide clearer guidance on acceptable levels of loss of daylight and sunlight.</p> <p>The Government's Housing Standards review means that we may need to specify the appropriate levels of accessibility required under Building Regulations for residential development. This will require an evidence base and viability testing.</p>
CS11 DM 11.1 – 11.3	Visitors, Arts and Culture	<p>Hotel provision in the City has expanded significantly in recent years. There are concerns about the potential loss of office space to hotels, but some further provision may be needed to support the employment and cultural aspirations of the City.</p> <p>The policy approach towards hotels will need to be reviewed, and this will be informed by a proposed Hotels Study that will assess likely future need.</p>
CS12 DM12.1 – 12.5	Historic Environment	<p>Any implications arising from Historic England's revised 'Good Practice Advice' will need to be considered, along with any issues that may arise from the UNESCO World Heritage Committee review of the Tower of London in 2015/16.</p> <p>It may be useful to consider the lighting of historic buildings in the City and associated light spillage alongside more general lighting considerations in the design policies.</p>
CS13	Protected Views	<p>The current protected views framework will be retained but may need to be revised if any further changes are proposed by the Mayor to the current London View Management Framework (LVMF).</p> <p>We will need to consider any issues that may arise from the UNESCO World Heritage Committee review of the Tower of London.</p>

CS14	Tall Buildings	<p>The tall buildings policy approach will be retained, but the policy may need some amendment following a review of current tall buildings evidence, revised 'Guidance on Tall Buildings' by Historic England (due for publication by the end of 2015) and any issues that may arise from the UNESCO World Heritage Committee review of the Tower of London.</p> <p>We need to consider the impact of clustering tall buildings on streets and transport networks, together with the wind impacts (ie the overall cumulative impact of concentration) and consider the opening up of ground floor levels for increased permeability and other relevant changes.</p>
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Environmental Sustainability

Policy No.	Policy Name	Issues where policy changes may be needed and reasons why
CS15 DM 15.1 -15.8	Sustainable Development & Climate Change	<p>Sustainability standards are being absorbed into Building Regulations. We may need Local Plan policy to apply the higher level of building standards in the City.</p> <p>New government and GLA policy on carbon emissions is currently uncertain. Future Local Plan policy must respond to the emerging Government and GLA approach, whilst reflecting the needs of City occupiers for energy security and low carbon infrastructure.</p> <p>Environmental protection policies will need to reflect tightening standards and emerging health evidence, particularly associated with poor air quality. Minimising the impact of noise and light pollution will also be important for the wellbeing of the City's communities.</p> <p>Design policies will need to reflect the need for climate resilience, responding to the UK climate adaptation report which is due in 2017.</p>
CS16 DM16.1 -16.8	Public Transport, Streets and Walkways	<p>The role of the Local Plan in providing guidance on on-street activities needs to be considered.</p> <p>Reference will be needed to the emerging TfL street hierarchy and transport planning should be related to this hierarchy.</p> <p>Policy is needed on freight and servicing, including requirements for consolidation centres and encouragement to low emission vehicles to improve air quality.</p> <p>The City's local cycle parking standards should be reviewed in light of the latest London Plan standards. Policy is needed to guide cycling infrastructure, not just cycle parking. This needs to relate to the street hierarchy.</p>
CS17 DM17.1 – 17.4	Waste and the circular economy	<p>As a Waste Planning Authority the City must ensure that the Local Plan policy satisfies GLA, Government and European Union requirements. The London Plan waste policy is under review. A new agreement with London Borough of Bexley and SE London Waste Planning Group may be needed if London Plan waste apportionment targets change.</p> <p>The trend towards the circular economy, whereby reuse and repurposing leads to a decoupling of waste from economic growth, is likely to continue. This will need to be reflected in policy for the construction and operational phases of City development.</p>
CS18 DM18.1 - 18.3	Flood Risk	<p>The City's Strategic Flood Risk Assessment is due for review in 2017. Policy may need to be revised in line with any new findings.</p> <p>SuDS approvals have been a material planning consideration since April 2015 with the Lead Local Flood Authority (LLFA) as statutory consultee. The Local Plan needs to be brought up to date with regard to this new requirement.</p>

City Communities

Policy No.	Policy Name	Issues where policy changes may be needed and reasons why
CS19 DM19.1 – 19.4	Open Spaces and Recreation	The overall approach of seeking to increase open space provision will be retained, but policy needs to consider how this can be achieved in the face of increasing pressure on open spaces from the predicted increase in workers, visitors and residents, particularly in the Eastern Cluster.
CS20 DM20.1 – 20.4	Retailing	<p>The City's Retail Needs Study and associated retail floor space targets need updating and rolling forward.</p> <p>Current Principal Shopping Centres (PSC's) and Retail Links need to be reviewed in light of the passage of time and the spread of retail uses outside those areas. There is growing demand from developers for mixed commercial uses, including retail, at the ground level of buildings right across the City.</p> <p>Changing retail trends and the introduction of more flexibility in terms of permitted development rights for A-class uses have made it harder to implement policies that seek to retain a clear predominance of A1 (shop) frontages in PSC's.</p> <p>We need to consider the impact of new retail trends on the City, such as the increasing demand for 'pick-up' locations. There has also been an increase in markets, street food stalls and pop-up shops in the City, the policy implications of which will need to be addressed.</p>
CS21 DM21.1 – 21.7	Housing	<p>Planning policy at national and London-level is placing stronger emphasis on increasing housing supply. We will need to consider the implications of this for the City, revising the City's housing targets and considering any impacts of additional housing in adjoining boroughs.</p> <p>Policies relating to affordable housing, Lifetime Homes/wheelchair accessible units, temporary sleeping accommodation and student housing will need to be reviewed to reflect changes in national policy.</p> <p>A review of current residential clusters would assess the potential for further residential clusters and whether boundaries should be defined.</p>
CS22 DM22.1 - 22.2	Social and Community	<p>Consider how best to reflect within land-use policies issues relating to healthy lifestyles and the work of the Health and Wellbeing Board</p> <p>There is a need to review policy requirements for education in light of the growing residential population.</p>