

City of London Local Development Scheme 2015

Front page image to be inserted before final publication.

Published by the Department of the Built Environment
December 2015

Contents

1. Introduction	3
Planning Policies	3
2. Local Plan	5
3. Supplementary Planning Documents	7
Adopted SPDs	7
SPDs in preparation	7
Adopted Conservation Area SPDs	8
Conservation Area SPDs in preparation	8
4. Community Infrastructure Levy	9
5. Statement of Community Involvement	9
6. Updates.....	10
7. Risk Assessment.....	11

1. Introduction

- 1.1 The City of London Corporation is the planning authority for the square mile of the City of London. It prepares planning policies that shape the development of the City of London. 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 2015.
- 1.3 Until the next review of the LDS any changes to the programme for preparing policy documents will be reported in the *Local Plan Bulletin*, which is regularly updated and is available on the City Corporation's web site.
- 1.4 Full information on all the City's planning policies can be found on the web site: www.cityoflondon.gov.uk/planningpolicy.

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 now underway.
 - **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. A review is expected to take place by 2019.
 - The **Statement of Community Involvement** 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 on the following pages.
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- 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.

2. Local Plan

- 2.1 The Local Plan contains the objectives and principal policies for planning the City. It incorporates core 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. The Planning and Transportation Committee has approved in principle the commencement of work on a full review of the adopted Local Plan, which will look forward to 2036. The adopted Policies Map will be updated at the same time the revised Local Plan is adopted to show specific locations to which policies apply.
- 2.4 Production of the revised Local Plan will be informed by several rounds of public consultation, together with evidence gathering and sustainability appraisal of policy options. The Plan must be consistent with national policy and in general conformity with the London Plan. An indicative timetable for the Local Plan review is set out below. Progression beyond the Issues and Options stage will be subject to the agreement of the Planning and Transportation Committee:

Stage of Plan	Dates
Issues and Options: Public consultation on key issues to be addressed and emerging options	June-July 2016
Draft Local Plan: A full draft of the Plan will be issued for public consultation	Oct-Nov 2017
Publication: A revised Plan will be published for final public consultation	July-Aug 2018
Submission: The Local Plan, together with the representations received, are submitted to the Secretary of State who then appoints an independent Planning Inspector	Oct 2018
Examination: The Inspector considers the Plan and the representations made, including through public session(s) to hear evidence about the key issues	Oct 2018-Apr 2019
Adoption: The Inspector's recommendations are considered by the City Corporation and the Plan is adopted	July 2019

Table 1: Local Plan Review Indicative Timetable

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 but are listed here for information:

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 III: Landscaping	October 2012 (Volumes I & II) January 2015 (Volume III)
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

Table 2: List of adopted SPDs

SPDs in preparation

- 3.3 The following SPDs relating to the City of London are currently in preparation. In a number of cases the precise dates for consultation and adoption are not finalised so an indicative timescale has been set out:

SPD	Consultation on Draft SPD	Date of adoption
Enforcement	Mar-Apr 2016	Summer 2016
City Public Realm	Early 2016	Summer 2016
Environmental Protection	Early 2016	Summer 2016
Servicing and Freight	Summer 2016	Autumn 2016
Heritage Assets	Summer 2016	Autumn 2016

Table 3: List of SPDs in preparation

- 3.4 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
Fenchurch Street Station	March 2013
St Paul's Cathedral	March 2013
Bishopsgate	September 2014
Trinity Square	September 2014

Table 4: List of adopted Conservation Area SPDs

Conservation Area SPDs in preparation

Conservation Area SPD	Consultation on Draft SPD	Date of adoption
Chancery Lane	Oct2015-Jan 2016	Early 2016
Fleet Street	Oct2015-Jan 2016	Early 2016
Whitefriars	Oct2015-Jan 2016	Early 2016
Leadenhall Market	Spring 2016	Summer 2016

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 intends to review its CIL charging schedule by 2018/19 to take account of the opening of Crossrail. A detailed timetable for a future review of CIL, including the timing of the consultation stages, will be set out 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 current SCI was adopted on 27th November 2012, and requires some updating to reflect changes to procedures that affect both plan-making and decision-taking. The timetable for the SCI review is set out below:

Stage	Dates
Draft SCI: A full draft of the SCI will be issued for public consultation	Feb-Mar 2016
Adoption: Following consideration of comments a final version of the SCI will be prepared and adopted	May 2016

Table 6: SCI Timetable

6. Updates

6.1 The previous version of the Local Development Scheme came into effect on 8th April 2014. The following are the main changes that have been made in the current LDS:

- Core Strategy- references to this Plan have been removed as it was superseded on the adoption of the Local Plan
- Local Plan – the Local Plan has now been adopted and the timetable for a review of the Plan has been added
- Supplementary Planning Documents – SPDs adopted since April 2014 have been added, together with future SPDs
- Community Infrastructure Levy – this has now been implemented and the broad timeline for a review has been added
- Statement of Community Involvement – the timetable for a review of the adopted SCI has been added
- Unitary Development Plan – references to this Plan have been removed as the remaining saved policies were superseded on adoption of the Local Plan

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 in the programme. The following are the main sources of uncertainty and mitigation measures:

- **National planning reforms.** The Government is reviewing the procedures for the preparation of Local Plans. Together with other likely national planning reforms, this may impact on procedures and timelines, particularly for the Local Plan review. This risk will be mitigated by adopting a flexible approach and by keeping abreast as far as possible of potential national changes.
- **London Plan.** The election of a new London Mayor in 2016 is likely to be followed by a full review of the London Plan, with the direction of travel in terms of planning policy being determined by the new Mayor's priorities. This may affect timelines, particularly for the Local Plan review. This risk will be mitigated by adopting a flexible approach and by seeking to ensure that the City's specific planning needs continue to be reflected in London-wide planning policies.
- **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. An emphasis on early consultation 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.

The City of London Corporation is the Local Authority for the financial and commercial heart of Britain, the City of London.

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