

Committee(s)	Dated:
Local Plans Sub (Planning and Transportation) Committee	17 June 2016
Subject: City of London Local Plan Review: Issues and Options	Public
Report of: Carolyn Dwyer, Director of the Built Environment	For Decision
Report author: Adrian Roche, Department of the Built Environment	

Summary

In October 2015, the Planning and Transportation Committee approved in principle the commencement of work on a full review of the adopted City Local Plan. The first stage of the review is to consider the key issues and the potential policy options available for the new Local Plan. This report presents a draft Issues and Options document to the Sub-Committee and invites comments on it before it is considered by the Grand Committee.

Recommendation(s)

Members are recommended to:

- Note the contents of this report and appendices; and
- Provide comments on the content of the Issues and Options document for inclusion before consideration by the Grand Committee

Main Report

Background

1. The Local Plan sets out the City Corporation's vision, objectives and policies for planning the City of London. It is accompanied by a Policies Map, in two parts, which shows where its policies apply to specific locations. The Local Plan has to be consistent with national policy and in general conformity with the London Plan, prepared by the Mayor of London.

Current Position

2. The current City Local Plan was adopted in January 2015 and plans for development requirements up to 2026. At the time of adoption, it was recognised that an early review of the Local Plan would be necessary to take account of the Further Alterations to the London Plan and other new policy developments arising from Government initiatives.
3. In October 2015, the Planning and Transportation Committee approved in principle the commencement of work on a full review of the adopted Local Plan, which will look forward to 2036 in line with the timescale of the London Plan.

4. Following initial work on the Local Plan review, the Local Plans Sub-Committee met in March 2016 to consider a report outlining some of the key planning issues for the City of London over the next 20 years. The purpose of that meeting was to help determine the scope and policy direction of the next Local Plan at a formative stage. The views expressed by the Sub-Committee in March have helped to inform the preparation of the Issues and Options document that is before you at this meeting.

Issues and Options document

5. The first significant milestone in the Local Plan review process will be to gauge the views of interested organisations and members of the public on the key planning issues facing the City. This is known as the Issues and Options stage. Responses to the Issues and Options consultation will be taken into account during the subsequent formulation of draft policies and supporting text.
6. Attached to this report at Appendix 1 is the draft Issues and Options document. The Issues and Options document provides a brief overview of each policy topic, followed by questions based on the issues and challenges identified. The policy topics are grouped into five broad themes, which for ease of reference are based on those in the adopted Local Plan:
 - A World Financial and Business Centre;
 - Key City Places;
 - Culture and Heritage;
 - Environmental Sustainability; and
 - City Communities
7. The consultation questions are phrased in an open style, rather than setting out a specific list of options. The reason for this is to encourage a full debate and not to preclude respondents from coming up with their own ideas and suggestions. By enabling a wide range of views to be expressed, it is hoped that this will highlight where further research and evidence gathering may be required, and will minimise the risk of unexpected issues emerging at a later stage in the process.
8. Officers have sought to ensure that the Issues and Options document is concise and easy to read, while providing sufficient information to ensure a meaningful consultation. The document will be properly formatted before it is published for consultation. This will include the addition of further illustrative material, such as maps, diagrams and photographs. The consultation will also include an evidence base document, which will provide a range of supporting factual information so that interested parties can be aware of the evidence that already exists, or is planned to be collected, when responding to the Issues and Options consultation.

Next steps

9. Sub-Committee comments and amendments will be incorporated into the Issues and Options document which will then be subject to further editing and formatting

before it is presented to the Grand Committee for approval. It is scheduled to be considered by the Grand Committee at its meeting on 26 July 2016. If the Grand Committee approves the document for public consultation, it will be published prior to the summer recess but formal consultation will take place during a six week period in September/October after the summer holiday season.

10. Consultation details are still being considered, but will include public meetings, organised at different times in the day to suit City businesses, workers and residents. Officers will also meet with business representative groups and residents groups, on request. The Issues and Options document will be posted on the City Corporation's website, made available in City libraries and at the Guildhall and statutory bodies, businesses, landowners, agents, residents and others on our consultation database will be informed of the consultation directly by email or letter.
11. The indicative timetable considered by the Grand Committee in October 2015 showed adoption of the new Local Plan in 2019. However, we are keen to progress the review as quickly and efficiently as possible, while allowing for proper consideration of its proposals through public consultation. The timetable may also be influenced by external factors, such as further Government changes to the planning system including the plan preparation process. Progression beyond the Issues and Options stage and subsequent timings will, therefore, be subject to review by the Grand Committee following this initial consultation.

Corporate and Strategic Implications

12. The review of the Local Plan will take account of all the City Corporation's other plans and strategies, including the Corporate Plan. As the new Plan develops, it will provide an opportunity to complement key corporate objectives, such as developing the City's Cultural Hub and progressing the future City agenda.

Implications

13. The costs of preparing and consulting upon the Issues and Options document will be met from existing staff resources and the Department's Local Risk Budget.
14. Production of the Local Plan will be supported by the production of an Integrated Impact Assessment (IIA). An IIA combines a number of assessment processes into a single document:
 - Sustainability Appraisal, including a Strategic Environmental Assessment and a Habitats Regulation Assessment;
 - Equalities Impact Assessment; and
 - Health Impact Assessment.
15. The IIA will be an integral part of the plan making process and will help inform the development of detailed policies. It is intended to publish a brief initial IIA report alongside the Issues and Options document, but the main IIA report will be produced to support the full draft plan at a later stage of the process.

Appendices

- Appendix 1 – draft Issues and Options document

Background Papers

Report to Local Plans Sub (Planning and Transportation) Committee on 4th March 2016

Adrian Roche

Development Plans Team Leader

T: 020 7332 1846

E: adrian.roche@cityoflondon.gov.uk