

Committee(s)	Dated:
Planning and Transportation Committee	26 July 2016
Subject: City of London Local Plan Review: Public Consultation on Issues and Options	Public
Report of: Carolyn Dwyer, Director of the Built Environment	For Decision
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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. The Local Plans Sub Committee considered the draft Issues and Options document at its meeting on 17th June and recommended that it should proceed to the Grand Committee for approval for formal public consultation. This report seeks approval to publish the Issues and Options document for public consultation, with the statutory consultation taking place over a six-week period in September and October.

Following this initial public consultation, a report will be brought to this Committee in early 2017 outlining the response to the consultation and seeking the Committee's view on the next stages of the Local Plan review.

Recommendation(s)

Members are recommended to:

- approve the draft Local Plan Issues and Options document for public consultation; and
- delegate authority to the Director of the Built Environment to make minor editorial amendments prior to publication of the Issues and Options document for public consultation.

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. During 2016 the Local Plans Sub Committee has met twice to steer emerging work on the review of the Local Plan. At its first meeting in March, the Sub Committee considered 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.
5. At its second meeting on 17th June, the Sub Committee gave detailed consideration to a draft Issues and Options document. The Sub Committee suggested changes to a number of the consultation questions as well as to the supporting text. Officers have subsequently revised the Issues and Options document, and the version that is now before the Grand Committee incorporates comments and suggestions made by the Sub Committee. In some cases, the Sub Committee provided comments about matters of detail which will be considered at the next stage of the review when the policies are drafted.

Issues and Options document

6. The first significant milestone in the Local Plan review process is 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 strategic objectives, draft policies and supporting text.
7. Attached to this report at Appendix 1 is the Issues and Options document. This 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
8. The consultation questions are phrased in an open style, rather than setting out a specific list of options. This is to encourage a full debate and not 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.

9. 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. Members are recommended to approve the Issues and Options document for public consultation in the autumn, as set out later in this report. Some further formatting will take place before it is published for consultation, including the addition of further illustrative material where appropriate.
10. A supporting evidence document has been prepared for publication alongside the Issues and Options document. This contains a range of facts and figures on development trends in the City, taken from existing City Corporation publications. It is intended to provide background information to help interested parties when responding to the Issues and Options consultation. As the supporting evidence document is a technical rather than a policy document, it does not need to be approved by the Grand Committee. A copy has been placed in the Members' Reading Room for information.

Next steps

11. Subject to the approval of this Committee, the Issues and Options document will be made available via the website over the summer recess period, but formal consultation will be undertaken during a six week period in September/October.
12. Details of the public consultation are still being finalised, 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. Statutory bodies, businesses, landowners, agents, residents and others on our consultation database will be informed of the consultation directly by email or letter.
13. This public consultation exercise will provide an opportunity to gather views on the challenges and opportunities facing the City at a time of considerable uncertainty and how the City's planning framework should be adapted accordingly. In addition, there are expected to be further legislative changes to the planning system and the new Mayor of London is expected to set out his direction of travel on strategic planning issues.
14. Once the responses to the public consultation have been analysed, officers will bring a report to the Grand Committee early in 2017 so that Members can decide how to proceed with the Local Plan review in light of the consultation outcomes and the external influences outlined above.

Corporate and Strategic Implications

15. The review of the Local Plan addresses the three Strategic Aims of the Corporate Plan 2015-19 and Key Delivery Theme 1 – Future Key Places – of the

Department of the Built Environment's Business Plan. The Local Plan will take account of all the City Corporation's other plans and strategies and, as the new Plan develops, will provide an opportunity to complement key corporate objectives, such as developing the City's Cultural Hub and progressing the future City agenda.

Implications

16. 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.
17. 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.
18. The IIA will be an integral part of the plan making process and will help inform the development of detailed policies. An initial IIA Scoping Report has been prepared for publication alongside the Issues and Options document. A copy of this Scoping Report has been placed in the Members' Reading Room for information. The main IIA report will be produced to support the full draft plan at a later stage of the process.

Appendices

- Appendix 1 – draft Local Plan Issues and Options document

Background Papers

Report to Local Plans Sub Committee on 17 June 2016

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