

Committee:	Date:
Planning & Transportation	13/12/2016
Subject: City Corporation's response to Mayor's consultation on 'A City for all Londoners'	Public
Report of: Director of the Built Environment	For Decision
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Summary

The Mayor of London has published a statement of ambition for the future of London and Londoners, 'A City for all Londoners', and has invited comments from stakeholders. The Mayor's document expands on his manifesto and sets out how he intends to respond to the major challenges facing London. Responses to the consultation will inform the development of the Mayor's seven statutory strategies, including the London Plan and the Transport Strategy. The Mayor's strategies will be published for consultation during 2017.

A City for all Londoners sets out the Mayor's overall ambition for London under five key themes: accommodating growth; housing; economy; environment, transport and public space; and a City for all Londoners. There is much in the document that can be supported by the City Corporation. In particular, it expresses continued support for and commitment to the protection of the international business cluster within the City of London and the rest of the Central Activities Zone and it recognises that maintenance of this activity will require further investment in the transport infrastructure serving central London. The Mayor sets out his support for major transportation improvements in London, including Crossrail 2 and the Bakerloo Line Extension, together with other improvements to bus networks, roads, cycle networks and pedestrian accessibility. A key aim for the Mayor is the improvement of air quality throughout London and the document sets out his proposals for improving air quality, including through making new buildings air quality positive.

There are, nevertheless, several issues where clarification will be required, including the Mayor's approach to further runway capacity in the south east, which supports Gatwick rather than the Government's preferred Heathrow option. In terms of housing, whilst his overall aim of addressing London's housing shortage is welcomed, there needs to be a clear statement of balance between the need to promote housing growth whilst retaining and enhancing the City's and the central London's commercial and employment core.

Recommendation(s)

Members are asked to:

- Note the summary of the key issues and the implications for the City of London arising from the Mayor's document 'A City for all Londoners', which are set out in this report.
- Agree that the City Corporation supports the Mayor's ambitions for London and agree that the detailed comments set out in Appendix 1 should be forwarded to the Mayor as the City Corporation's formal response to 'A City for all Londoners'.

Main Report

Background

1. The Mayor of London is required to prepare seven statutory strategies, covering a range of issues:
 - the London Plan which sets out strategic planning policy across London and forms part of the statutory development plan for the City of London alongside the City's own Local Plan. The City's Local Plan has to be in general conformity with the London Plan.
 - The Transport Strategy, which sets out the Mayor's proposals for transport across London, informs the investment decisions of TfL and provides the framework for the development of borough and City of London Local Implementation Plans.
 - The Housing Strategy which sets out how the Mayor will use the affordable housing grant to deliver new housing and seeks to influence how other organisations, including the boroughs and the City deliver new housing.
 - The Environment Strategy which has powers of direction on waste management and air quality issues across London and seeks to influence measures to improve London's environment.
 - The Economic Development Strategy, which sets out the Mayor's aims for the economy and seeks to influence economic development in London.
 - The Health Inequalities Strategy which seeks to influence organisations dealing with health issues in London.
 - The Cultural Strategy, which seeks to influence other organisations with a role in London's culture.
2. In addition, the Mayor produces a Policing and Crime Plan which sets out funding for the Metropolitan Police and policing priorities for London.

Current Position

3. The Mayor has published a statement of ambition for the future of London and Londoners, 'A City for all Londoners', and has invited comments from stakeholders. The Mayor's document expands on his manifesto and sets out how he intends to respond to the major challenges facing London. Responses to the consultation will inform the development of the Mayor's seven statutory strategies and his Policing and Crime Plan. The Mayor's strategies will be published for consultation during 2017. Timings of publication have not been confirmed, but it is understood that the London Plan will be published in draft in autumn 2017.
4. Alongside the published document, the Mayor has undertaken a series of consultation seminars with invited organisations, each dealing with a specific policy topic. City Corporation officers have attended each of these events to ensure that the Mayor and his officers are aware of the issues facing the City of London.

Proposals

5. The City for all Londoners document sets out the Mayor's ambitions for London under five key themes: accommodating growth; housing; economy, environment; transport and public space; and a city for all Londoners.

6. Accommodating Growth – this section deals with land uses across London, identifying growth locations and setting priorities for the balance of land uses. The Mayor affirms his commitment to the promotion of economic growth and the importance of the London's Central Activities Zone (including the City of London) as a centre of trade, investment, innovation and entrepreneurialism on a global scale. He aims to protect and sustain the important job-creating role of the CAZ and to improve transport within the area. The Mayor also sets out his ambition to spread the benefits of economic growth beyond this central area to other parts of London, seeking more development in town centres and to intensify development and achieve higher housing densities around public transport nodes. A key element of the Mayor's aim for growth is to increase transport capacity within London and provide the necessary social infrastructure needed to support population and employment growth.
7. Housing – the need to increase housing provision and ensure new housing is affordable and meets the needs of Londoners is a key priority for the Mayor. The document sets out the Mayor's aims to increase the availability of affordable housing and to provide a range of tenures to meet needs. To do this, the Mayor wants to see an increase in the overall amount of housing built in London and the document addresses potential measures that could be adopted, including higher density development around public transport nodes and the use of surplus GLA and other public sector land; working with developers to increase capacity and considering the role of the private rented sector.
8. Economy – this section sets out the Mayor's ambitions for London as a global city able to compete effectively in a global market. A key aim is to retain London's role as an international business centre, focussed on the CAZ. The Mayor identifies the need for investment in infrastructure, including transport and digital connectivity to ensure that London remains competitive. There is an emphasis on provision of skills and training and also on spreading the economic benefits of growth across all of London, including promoting tourism and hotel provision outside of the CAZ. The Mayor places particular emphasis on the need to encourage SMEs.
9. Environment, transport and public realm – The Mayor seeks to address the environmental impacts of development and sets out his aims to deliver a low carbon economy, whilst addressing air quality. The Mayor aims to address the air quality impacts of transport and buildings and ensure new development is air quality positive, i.e. actively contributing to a reduction in London's emissions. There is an ambition to address carbon emissions and make London a zero carbon city by 2050. In relation to transport, alongside existing public transport improvement schemes, the Mayor signals his continued support for Crossrail 2, an extension to the Bakerloo Line and improvements to roads and bus services. The Mayor outlines his support for additional runway capacity at Gatwick rather than Heathrow. The Mayor also identifies the need to foster an open and accessible network of well-designed and functional spaces, including green spaces and improvements to public realm.
10. A City for all Londoners – in this final section, the Mayor focuses on a range of policy areas which affect the quality of people's lives, setting out his aims to

tackle inequality, discrimination and disadvantage. He addresses issues around the health of Londoners and access to health services and sets out his priorities for safer and more secure communities. This section also addresses the Mayor's aims to enhance London's cultural offer, recognising the important role that culture plays in providing employment and generating income for London.

City Corporation Comments

11. A City for all Londoners, sets out how the Mayor intends to take forward his manifesto commitments to London. It is deliberately a high level document outlining key priorities and the direction of travel and does not set out detailed policy guidance for planning or transport. This detail will follow in the draft Transport Strategy and London Plan to following in 2017.
12. There is much in the Mayor's high level priorities that can be supported as they form a good basis for further Mayoral strategies. The City Corporation looks forward to working closely with the Mayor and his team at GLA and TfL as his strategies and the London Plan develop, in particular to ensure that the preparation of the City's Local Plan and the London Plan are co-ordinated as far as possible. The City Corporation is reviewing the City of London Local Plan and aims to publish a draft Local Plan for public consultation in autumn 2017, at approximately the same time as the draft London Plan.
13. The Mayor's continued support and commitment to the protection of the international business cluster within the City of London and the rest of the Central Activities Zone is welcome. It accords with the City Corporation's overall corporate aim, and that of the City Local Plan 2015, to maintain the City's role as a world leading international financial and business services centre. The Mayor does recognise that maintenance of this role will require further investment in the transport infrastructure serving central London and this can also be welcomed.
14. The Mayor has an ambition to spread the benefits of economic growth across London and signals that policies, including transport investment, will be aligned to ensure that the benefits of growth are more widely distributed. Whilst this ambition is also supported, it is important for the London Plan and the other Mayoral strategies to recognise the wider benefits that accrue to London and the UK from the current concentration of business activity within the CAZ. Policies need to recognise that support for the CAZ is not incompatible with the aims of spreading the benefits of growth across London.
15. Housing is a key priority for the Mayor and the framework outlined for increased housing provision, higher density in appropriate places well served by public transport, and a focus on affordability are supported. A key concern for businesses in the City is the ability to recruit and retain high quality staff and this requires access to a range of housing opportunities across the Capital. The scope for new housing within the City of London is limited without impacting on the quality of the City's business offer and this needs to be expressly recognised in the London Plan. Nevertheless, the City Corporation will play its part in helping to address housing needs through its existing housing estates and land it owns across London.

16. The Mayor's focus on air quality as a key concern is welcomed and accords with the City Corporation's concerns. The City Corporation is actively exploring ways of delivering improvements in air quality within the City, including within the Low Emissions Neighbourhood, and looks forward to working closely with the Mayor and the GLA team to develop and implement effective measures to deliver air quality improvements.
17. Transport capacity, the ability for people to get to and from and move within the City easily, and the ability to service the City's growing business cluster are key priorities for the City Corporation. The Mayor's commitment to further investment in London's transport infrastructure, including his recognition of the need to ensure continued good access to the business cluster in central London, is therefore welcomed. The Mayor does, however, need to approach transport in an integrated way, ensuring that the implications of modal shift on all transport modes and the ability to move through London are addressed. The Mayor's support for further runway capacity at Gatwick is noted, in contrast to the Government's decision to expand capacity at Heathrow. The City Corporation urges the Mayor to work with all airports and operators in London and the surrounding area to address the issue of runway capacity and deliver without delay the increased capacity that London's business needs to grow.
18. Appendix 1 sets out detailed comments on individual proposals and ambitions within the Mayor's document. It is recommended that this appendix, together with the above comments be forwarded to the Mayor as the City's formal response to his consultation.

Corporate & Strategic Implications

19. The London Plan forms part of the Development Plan for the City of London, alongside the City Corporation's Local Plan. The City Local Plan is required to be in general conformity with the London Plan. The Mayor's proposed approach, as set out in A City for all Londoners, is broadly supportive of the policies in the City's Local Plan and the aims and objectives of the City Corporation's Corporate Plan and the Department of the Built Environment's Business Plan.
20. The City of London Local Plan is currently being reviewed, with consultation on Issues and Options ending on 2 December 2016. The next stage in the Local Plan review will be the preparation of a draft Local Plan, with detailed policy proposals, in autumn 2016. This will be at approximately the same time as the Mayor publishes his draft London Plan for consultation and it will be important to ensure that the two processes are co-ordinated as far as possible.

Implications

21. There are no financial or legal implications arising out of the consultation on the Mayor's document 'A City for all Londoners'.

Health Implications

22. There are no health implications arising from this report.

Conclusion

23. The Mayor of London has published a statement of ambition for the future of London and Londoners, 'A City for all Londoners', and has invited comments from stakeholders. The Mayor's document expands on his manifesto and sets out how he intends to respond to the major challenges facing London. Responses to the consultation will inform the development of the Mayor's seven statutory strategies, including the London Plan and the Transport Strategy. The Mayor's strategies will be published for consultation during 2017.
24. The Mayor's document sets out his overall ambition for London under five key themes: accommodating growth; housing; economy; environment, transport and public space; and a city for all Londoners. There is much in the document that can be supported:
 - It expresses continued support and commitment to the protection of the international business cluster within the City of London and the rest of the Central Activities Zone and recognises that maintenance of this activity will require further investment in the transport infrastructure serving central London.
 - It emphasises the need to address air quality issues and sets out proposals for improving air quality across London, including through making new buildings air quality positive.
 - It sets out the Mayor's aims to improve transport capacity across London, including major new investment through Crossrail 2 and expansion of the Bakerloo Line.
25. At the same time, there are several issues where clarification will be required, including:
 - Regarding the expansion of airport runway capacity, the Mayor expresses his support for expansion at Gatwick rather than Heathrow. The City Corporation notes this preference and urges the Mayor to work with all airports and operators in London and the surrounding area to address the issue of runway capacity and deliver without delay the increased capacity that London's business needs to grow.
 - The Mayor emphasises the need to increase the provision and affordability of housing across London. Whilst this is supported and is necessary to ensure that businesses in the City have access to a high quality workforce, delivery also needs to expressly recognise the limitations on housing development in parts of the CAZ due to the need to retain the City's and central London's commercial and employment core.

Appendices

- Appendix 1 – City of London Corporation comments on the Mayor's statement of ambition 'A City for all Londoners'.

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