

Committee:	Date:
Planning & Transportation	21/03/2017
Subject: Preparation of Planning Technical Guidelines for Development in the City	Public
Report of: Chief Planning Officer	For Information
<p style="text-align: center;">Summary</p> <p>It is necessary for the City of London Corporation as local planning authority to take into account environmental impacts arising from major schemes. It is proposed that the City Corporation introduces Planning Technical Guidelines for developers so as to clarify what is required of them when instructing third party experts thus simplifying the planning process and ensure consistency between projects.</p>	
<p>Recommendation</p> <p>Members are asked to note this report</p>	

Main Report

Current position

1. When major developments are under consideration in the City of London it is necessary for the City of London Corporation, as Local Planning Authority, to take into account a considerable number of environmental impacts. These often require Applicants to appoint specialists early on in the development process to inform their schemes and for us as Local Planning Authority (LPA) to appoint independent specialists to assess the veracity of the submitted documents to ensure that the public interest is safeguarded.

Proposals

2. In order to ensure that this process is as straightforward as possible and that there is a consistency of approach across projects and so that Applicants are clearly informed as to what is required it is proposed to use Planning Technical Guidelines in relation to a number of such matters.
3. In some of these areas there are a limited number of specialists who regularly contribute to projects in the City and the adoption of these proposed Guidelines would soon ensure an 'industry standard' approach that would assist developers and ourselves.

4. The proposed planning technical guidelines will operate within the policy context set by the City Local Plan 2015, particularly Core Strategic Policy CS10:Design and policy DM10.1: New development.
5. These Planning Technical Guidelines would not have the status of Supplementary Planning Guidance but would be available on the City of London website and would be drawn to the attention of Applicants at the pre-application stage.
6. Subject to you approving them, they will be placed as draft documents on the website.
7. Consultation on the Guidelines will be undertaken with individuals and organisations on the Department's consultee database for a period of 4 weeks, in accordance with the requirements of the City Corporation's Statement of Community Involvement.
8. If no comments are received they will become the City's Planning Technical Guidelines and if any significant comments are received I will report back to your Committee.
9. The Planning Technical Guidelines in preparation for consideration by the Planning & Transportation Committee 2 May 2017 are:
 - a) Solar Irradiance Planning Guidelines
 - b) Solar Glare Planning Guidelines
 - c) Sunlight in the Public Realm Planning Guidelines
 - d) Wind Planning Guidelines

Corporate & Strategic Implications

None

Background Papers:

None

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