

# City of London Local Development Scheme 2017

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# 1. Introduction

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- 1.1 The City of London Corporation is the planning authority for the City of London. It prepares planning policies that shape the development of the City. 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 13<sup>th</sup> June 2017.
- 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 website.
- 1.4 Full information on all the City's planning policies can be found on the website at [www.cityoflondon.gov.uk/planningpolicy](http://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 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 1<sup>st</sup> 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 in the following pages.
- 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

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- 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. It is important that the City's planning framework remains responsive and flexible to address changing circumstances, whilst providing a clear vision for how a future City should look. In October 2015, the Planning and Transportation Committee approved the commencement of work on a full review of the adopted Local Plan, which will look forward to 2036.
- 2.4 Work began on the new Local Plan, to be known as City Plan 2036, at the end of 2015. The first significant milestone in the review process was the publication of an Issues and Options document for consultation between September and December 2016. The purpose of this consultation was to gauge the views of interested organisations and members of the public on the key planning issues facing the City. A summary of responses to this consultation was reported to the Planning and Transportation Committee in March 2017.

2.5 Production of the new Plan will be informed by two further rounds of public consultation, together with evidence gathering from a range of different sources. It will also be shaped by an Integrated Impact Assessment, which assesses different policy options in terms of their compatibility with sustainability objectives, their implications for health and wellbeing and the promotion of equalities. The Local Plan must be consistent with national policy set out in the National Planning Policy Framework and in general conformity with the London Plan, which is also in the process of being reviewed.

2.6 The proposed timetable for the Local Plan review is set out below.

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

**Table 1: Local Plan Review 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:

Adopted SPDs	Date of adoption
<b>Protected Views:</b> Guidance on the protection of views of St Paul's Cathedral, the Monument, the Tower and other City landmarks	January 2012
<b>Tree Strategy:</b> Guidance on the planting, preservation and management of trees in the City	May 2012
<b>Barbican Guidelines:</b> 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)
<b>Golden Lane Guidelines:</b> Listed Building Management Guidelines for the Golden Lane Estate	November 2013
<b>Planning Obligations:</b> Guidance on the use of s106 planning obligations, including requirements for affordable housing	April 2014
<b>Office Use:</b> Sets out the evidence required to support planning applications for the change of use of offices	January 2015
<b>Open Space Strategy:</b> Sets out how the City's open spaces will be increased and enhanced	January 2015
<b>Thames Strategy:</b> Guides development on the Thames Riverside in line with Local Plan policy CS9	June 2015
<b>City Public Realm:</b> Guidance on the management, design and improvement of the City's streets and spaces between buildings	July 2016
<b>Enforcement:</b> Sets out the City's approach to planning enforcement, including works to trees	June 2017
<b>Archaeology and Development Guidance:</b> Guidance on archaeology in the development process	July 2017

**Table 2: List of adopted SPDs**

## SPDs in preparation

3.3 The following SPDs relating to the City of London are currently in preparation:

SPD	Consultation on Draft SPD	Date of adoption
Air Quality	January-March 2017	Summer 2017
Servicing and Freight	Sept-Oct 2017	January 2018
Management of the Historic Environment	Sept-Oct 2017	January 2018
Interpretation Strategy for Monuments and Archaeology	Sept-Oct 2017	January 2018

**Table 3: List of SPDs in preparation**

- 3.4 As the Local Plan review progresses, we will also review the scope of the guidance that is needed to support the policies in the new Plan. This may entail amending or replacing existing adopted SPDs, or preparing additional SPDs to provide more detailed advice on the implementation of new policies. Details will be set out in the next version of the LDS.
- 3.5 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
Chancery Lane	February 2016
Fleet Street	February 2016
Whitefriars	February 2016

**Table 4: List of adopted Conservation Area SPDs**

## Conservation Area SPDs in preparation

Conservation Area SPD	Consultation on Draft SPD	Date of adoption
Leadenhall Market	April-May 2017	July 2017

**Table 5: List of Conservation Area SPDs in preparation**

## 4. Community Infrastructure Levy

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- 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 2019 to take account of the opening of Crossrail.

## 5. Statement of Community Involvement

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- 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 A review of the City's SCI was undertaken during 2015 and 2016, with an updated and revised SCI being adopted in July 2016. This provides the context for the consultation and engagement that will be carried out during the Local Plan review, as well as for the preparation of Supplementary Planning Document and for any review of CIL.
- 5.3 Given how recently the current SCI was adopted, there are no plans to review it at the present time.

## 6. Updates

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- 6.1 The previous version of the Local Development Scheme came into effect on 15<sup>th</sup> December 2015. The following are the main changes that have been made in the current LDS:
  - Local Plan review – the timetable for the Local Plan review has been updated.
  - Supplementary Planning Documents – SPDs adopted since December 2015 have been added, together with future SPDs.



- Statement of Community Involvement – the text has been updated to reflect the fact that the review specified in the previous LDS has been completed and a revised SCI was adopted in July 2016.

## 7. Risk Assessment

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

- **National planning reforms.** The Government is in the process of implementing a programme of planning reforms, including changes to the National Planning Policy Framework (NPPF) and changes arising from the Housing White Paper published in February 2017. In addition the Government has completed a review of CIL and is expected to announce its decision on the future operation of CIL as part of the 2017 autumn budget. These reforms may impact on the content and timing of the Local Plan review and the proposed review of the City's CIL Charging Schedule. 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 Local Plan review is progressing on a similar timeline to the Mayor's review of the London Plan, particularly at the Draft Plan stage. Given that the City's Local Plan has to be in general conformity with the London Plan, proposals for significant policy change in the London Plan may impact on the timetable for the Local Plan review. This risk will be mitigated through ongoing liaison with the Greater London Authority and ensuring that the City's specific planning needs are communicated to the GLA.
- **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. A continued emphasis on early

consultation and liaison, particularly with statutory Duty to Cooperate bodies, 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.

## Appendix 1: Contact details

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