

City of London

Leadenhall Market Supplementary Planning Document

Appendix A - Consultation Statement

July 2017



The Leadenhall Market Supplementary Planning Document (SPD) was published in draft for public consultation during a six week period from 5th April to 17th May 2017. Prior to the public consultation the draft was prepared by officers in the Department of the Built Environment in consultation with colleagues in that and other departments within the City Corporation and the text was approved by the Planning and Transportation Committee.

Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 require the City Corporation to prepare a consultation statement setting out the persons consulted when preparing a supplementary planning document, a summary of the main issues raised by those persons and how these have been addressed in the SPD.

The consultation was carried out in line with the City Corporation's Statement of Community Involvement 2016.

The following measures were taken to consult the public on the SPD during the consultation period:

Website

The draft SPD and supporting documents were made available on the City Corporation's website. Information and a link were provided on the home page of the City's website and on the landing page of the Planning section of the website to ensure maximum exposure. Information was provided in the City of London e-shot.

Inspection copies

A copy of the SPD and supporting documents was made available at the Planning Information desk at the Guildhall and the Guildhall, Barbican, and Artizan Street public libraries. The Shoe Lane library was closed for part of the public consultation, but copies of the SPD documents were placed there when it had reopened.

Notifications

Letters and emails containing information about the draft SPD and inviting comments were sent to relevant specific and general consultation bodies. The City Corporation maintains a database of all those who have expressed an interest in planning policy, and letters or emails were also sent to all those on the list.

Posters and leaflets advertising the SPD consultation and inviting comments were placed in the Guildhall, Barbican, Artizan Street and Shoe Lane public libraries.

Meetings

The planned preparation of the draft SPD was posted in the Local Plan Bulletin and on the Consultations page of the City of London website. Members of the public were invited to make comments to contribute to the preparation of the draft SPD. No such comments were received.

Responses to the consultation were received from the City of London Archaeological Trust, Historic England, Natural England and Transport for London.

The table that follows summarises the comments and explains how they were addressed in finalising the SPDs.

Summary of comments and responses

Section	Comment	Response
	Natural England, 8th May 2017	
All	<p>While we welcome this opportunity to give our views, the topic this Supplementary Planning Document covers is unlikely to have major impacts on the natural environment. We therefore do not wish to provide specific comments, but advise you to consider the following issues:</p> <p>Biodiversity enhancement This SPD could consider incorporating features which are beneficial to wildlife within development, in line with paragraph 118 of the National Planning Policy Framework. You may wish to consider providing guidance on, for example, the level of bat roost or bird box provision within the built structure, or other measures to enhance biodiversity in the urban environment. An example of good practice includes the Exeter Residential Design Guide SPD, which advises (amongst other matters) a ratio of one nest/roost box per residential unit.</p> <p>Landscape enhancement The SPD may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green infrastructure provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider how new development might make a positive contribution to the character and functions of the landscape through sensitive siting and good design</p>	<p><i>The comments are noted. At present, there are no substantive green spaces or trees within the Market or the Conservation Area, and it is not considered a suitable location for bat roosts or bird boxes.</i></p> <p><i>The proposed SPD has no impact on protected European sites and therefore a Habitats Regulation Assessment is not required.</i></p> <p><i>The proposed SPD has no impact on protected species.</i></p> <p><i>As such, it is not considered necessary to amend the SPD to reflect these comments.</i></p>

	<p>and avoid unacceptable impacts.</p> <p>Protected species Natural England has produced Standing Advice to help local planning authorities assess the impact of particular developments on protected or priority species.</p> <p>Strategic Environmental Assessment/Habitats Regulations Assessment A SPD requires a Strategic Environmental Assessment only in exceptional circumstances as set out in the Planning Practice Guidance here. While SPDs are unlikely to give rise to likely significant effects on European Sites, they should be considered as a plan under the Habitats Regulations in the same way as any other plan or project. If your SPD requires a Strategic Environmental Assessment or Habitats Regulation Assessment, you are required to consult us at certain stages as set out in the Planning Practice Guidance.</p>	
<p>Historic England, 10th May 2017</p>		
<p>All</p>	<p>Historic England welcomes the publication of these documents, which will help to provide a positive framework for the management of the conservation area and listed buildings. A sizeable part of the conservation area is occupied by Grade II* Listed Market buildings. The intention to supplement the character summary and management strategy with listed building management guidelines, based on the existing format developed for the Barbican and Golden Lane Estates, is therefore to be applauded. Having reviewed these draft documents we consider them to be clear and well detailed, as such we do not consider it necessary to provide further comments.</p> <p>In respect of the SEA Screening Option, we agree with the City of London's analysis that the document will be beneficial for the sustainable management of the historic environment and is unlikely to</p>	<p><i>The positive feedback is welcomed.</i></p>

	<p>have significance negative effects.</p> <p>Historic England supports the publication of this document.</p>	
Transport for London, 15th May 2017		
All	<p>TfL appreciates the importance of the Transport for London Road Network (TLRN) within the Leadenhall Market Conservation Area. The primary function of the TLRN is the efficient movement of goods and people, but we recognise that an appropriate balance with its place making function needs to be considered in the context of the surrounding area's character.</p> <p>The document highlights the City of London Corporation's view that there is potential to alter the traffic balance on Gracechurch Street, which forms part of the TLRN. Any proposed changes to the movement function on Gracechurch Street would require discussion and agreement with TfL, as Highway Authority.</p>	<p><i>The comments are noted. TfL's responsibility for Gracechurch Street is already detailed in the SPD, so no change is required.</i></p>
City of London Archaeological Trust		
All	<p>SPD, Section 4 p9 first sentence: Leadenhall is not east of Cornhill, but east of Gracechurch Street.</p> <p>That's all; both documents are excellent.</p>	<p><i>The SPD has been corrected accordingly. The positive feedback is welcomed.</i></p>