Appendix 6 – Resilience

Context

- 1. Resilience is the idea of encapsulating all the potential risks to the City and trying to implement policy that would not only help to prevent these, but would also assist the City to recover from an incident as soon as possible.
- 2. Resilience can cover topics as far ranging as anti-terrorism, cybersecurity, natural disasters, flood risk, and energy security. Many of the topics covered by the term resilience are beyond the realm of planning control in a narrow sense, but there are linkages and cross over with land-use issues on many subjects. This paper deals with some of the key elements underpinning resilience in the City and it is intended that these would be taken forward as a series of inter-related policies in the new Local Plan rather than as a single policy.

Current Policy Position

- 3. The current Local Plan addresses resilience across several different sections of the Plan. These include policy CS3 Safety and Security, which addresses issues around counter terrorism, traffic management and the night time economy.
- 4. Policy requires that mixed uses within the same development are selfcontained. Developers are required to implement security measures recommended by the City of London Police and the City Corporation. Policy requires risk assessments to be produced for any new areas that have potential to become crowded and to assess the impacts that security measures might have on the public realm.
- 5. Night time economy issues are also addressed within wider safety and security considerations in the Local Plan. The policy deals with issues regarding residential amenity and the requirement for Management Statements, seeking to differentiate between planning responsibilities and licensing responsibilities.
- 6. The current Local Plan seeks to minimise the risks of flooding from the Thames and from surface water or groundwater flooding. Sustainable Drainage Systems are also required on major new developments to help reduce rain water runoff.
- 7. Through planning policy the City looks to reduce energy use in new developments, promoting high levels of energy efficiency through requirement for high BREEAM ratings, as well as encouraging connection to decentralised energy and district heating.

Resilience and Planning

- 8. Planning policy has a role to play in ensuring that the built environment contributes to a strong and resilient City. Existing policies have been successful in making buildings more secure and public areas safer but there is scope for policy to be better co-ordinated to ensure that the various components work together more closely.
- 9. There is a potential tension between the desire for the City to be resilient to risks whilst remaining an inclusive area that is a pleasant environment for workers, residents and visitors. Hostile vehicle mitigation, for example, can provide greater safety and security but this might be at the expense of pedestrian permeability and access.
- 10. The Sub-Committee is invited to comment on how the balance between the aims of a resilient City and an inclusive City should be reflected in policy. Should there be a greater emphasis on requiring developers to provide resilience for their buildings and contributing to wider resilience in the public realm?
- 11. The City's buildings, infrastructure and public realm must be resilient to the weather conditions likely to be encountered in the future. This could include more frequent heavy rain storms, periods of relative drought and warming exacerbated by the Urban Heat Island effect.
- 12. City greening has a major role to play in tackling these challenges but other design solutions such as solar shading and flood resilient layouts for buildings are equally important.
- 13. As Lead Local Flood Authority the City Corporation is responsible for the City's Flood Risk Strategy and is a statutory consultee on the SuDS and Drainage Plans for all major development. Concentrating on major development will have some impact but a more comprehensive approach to SuDs which encompasses smaller developments and the public realm could be more effective in safeguarding the future City from extremes of weather. This would, however, involve additional work processing the relevant applications.
- 14. The Sub Committee is asked to comment on
 - a. whether the requirement for SuDS should be extended to all development as well as public realm and transportation improvements, and
 - b. whether additional emphasis should be placed on greening and climate resilience in buildings and in the public realm.
- 15. Energy security and resilience are a topic of growing importance. As businesses become more energy hungry through increasing IT capacity and companies work in an increasingly inter-connected business environment there is greater importance in safeguarding energy supplies against localised black-outs.

- 16. Many City businesses currently safeguard against energy supply problems through on-site back-up generators, which are often diesel fuelled and add to air pollution. A possible solution is to promote decentralised energy generation linked with combined heat and power, such as exists at Citigen. Larger district heating/cooling networks can help mitigate energy demands, but are costly and time-consuming to implement. Smart-grid technology may also be a way to help manage energy demand and reduce the risks of unexpected surges in demand and ensuring there is available supply.
- 17. The Sub-Committee is asked to comment on whether enabling infrastructure such as district heating networks and smart grid transmission and distribution equipment should be considered as essential for the City's future and built into the Local Plan.