

Committee(s)	Dated:
Local Plans Sub (Planning and Transportation) Committee	09/10/2018
Subject: City of London Local Plan Review: Proposed Draft Plan	Public
Report of: Carolyn Dwyer, Director of the Built Environment	For Decision
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Summary

At previous meetings of this Sub-Committee, Members have considered emerging draft policies for the new Local Plan. Members made several comments and suggestions, which have informed the final version of the draft Plan that is now presented to this Sub-Committee.

This report draws attention to the main changes that have been made to the draft policies since they were originally considered by the Sub-Committee and asks Members to agree that the draft Plan can go forward to the Grand Committee for consideration later this month.

Recommendations

Members are recommended to:

- Agree the proposed draft Local Plan set out at Appendix 1 of this report; and
- Authorise the Director of the Built Environment to make further minor editorial changes and non-material additions to the draft Plan prior to its consideration by Planning and Transportation Committee.

Main Report

Background

1. At the meetings of this Sub-Committee on 22nd September 2017 and 6th October 2017, Members agreed the broad structure of the draft Local Plan and considered policy directions for key policy areas. Officers subsequently prepared draft policies, informed by the steer from Members, the National Planning Policy Framework, the London Plan and draft London Plan, the evidence base and the outcome of the Issues and Options consultation.
2. The draft policies were presented to the Sub-Committee over the course of the last few months in order to enable detailed scrutiny and discussion of the emerging policies as they were drafted.

Draft Local Plan

3. Officers have now combined the policies agreed by the Sub-Committee into a single document, which is attached as Appendix 1 of this report. As previously agreed the structure of the draft Plan follows that of the Corporate Plan to help ensure that spatial planning is aligned as far as possible with wider corporate objectives. The draft Plan will be titled City Plan 2036.
4. The comments and suggestions made by Members have been incorporated into the draft Plan, along with other changes resulting from feedback from officers across the City Corporation. Further changes have been made to factually update the emerging Plan and remove potential duplication.
5. Given the extent of changes made in combining individual policies into a single document, a track changes version of the Plan would not be particularly easy to read. The draft Plan is therefore attached without track changes to give Members a clear idea of the form, layout and content of the proposed draft Plan. However, a track changes version will be available at the meeting if Members have questions about the detailed changes made to specific policies.

Key changes

6. Key changes made to the draft Plan since the policies were originally considered by the Sub-Committee are summarised below:
 - A strengthening of policy wording across the Plan, for instance changing references to 'should' to 'must'. Certain policies, such as Air Quality, have been particularly strengthened in tone as requested by Members;
 - Updating of the draft vision and strategic objectives to more closely align with the new Corporate Plan;
 - Greater emphasis on lighting issues within the Noise and Light Pollution policy;
 - Greater emphasis on the need to protect social, community and sporting facilities in situ before considering alternative uses;
 - Greater emphasis on collective security measures when designing major developments;
 - Greater emphasis on the provision of on-site affordable housing in new residential developments in the Square Mile;
 - A review has been undertaken of the existing residential areas, as requested by Members, and maps will be tabled at the meeting for discussion about any changes that may be needed;
 - The addition of a proposed phasing profile to the increase in office stock over the Plan period;
 - A clearer definition of Principal Shopping Centres and support for a wider range of unit sizes and frontage lengths to help provide a more diverse retail offer;
 - Sub-division of Specialist Retail Uses and Markets into separate policies;

- Greater emphasis on seeking new pedestrian routes through buildings and development sites as well as protecting existing routes;
- Greater emphasis on the need for on-site servicing provision within development schemes;
- Amendments to ensure alignment with the draft Transport Strategy;
- Stronger policy requirement for developers to consider the use of the River Thames for the movement of construction materials and waste and the servicing of development;
- Greater emphasis on the need for developments to provide facilities for public cycle parking;
- Reference to a range of potential public facilities within tall buildings (e.g. retail, leisure or educational facilities) rather than always requiring viewing galleries;
- A range of amendments to the Key Areas of Change policies, including listing complementary uses in the Pool of London; reference to the ramp leading to the closed Aldgate Gyratory underpass; acknowledgement of the role of St Bartholomew's Hospital as a centre for excellence; and reference to the future importance of the car park at Smithfield.

Minor editorial changes

7. Given the size and scope of the draft Local Plan, some further editing is still required. This includes proof-reading to correct any typographical errors and reduce duplication; factual updating, particularly to some of the maps and illustrations; and changes to make the document easier to read, including the addition of an index and a glossary. Members are asked to authorise the Director of the Built Environment to make these further minor editorial and non-material changes prior to consideration by the Grand Committee.
8. In addition, the draft Plan will be professionally designed prior to the start of public consultation and will be accompanied by a range of supporting material to help illustrate and explain the policies and proposals to the public.

Next steps

9. Subject to the agreement of this Sub-Committee, the draft Plan will be reported to the Grand Committee on 30th October so that it can be published for public consultation alongside the draft Transport Strategy in November 2018. At the time of writing a briefing is being arranged for members of the Grand Committee on both the draft Local Plan and the draft Transport Strategy.
10. Comments received during the consultation period will be considered and changes made to the Plan as appropriate. A final version of City Plan 2036 will be published for a further round of consultation in summer/autumn 2019, following which there will be a statutory examination conducted by an independent planning Inspector appointed by the Secretary of State for Housing, Communities and Local Government. The new Plan is expected to be adopted in 2020.

Corporate and Strategic Implications

11. The review of the Local Plan is being informed by the new Corporate Plan (2018-23) and will provide an opportunity to complement key corporate objectives, such as developing Culture Mile and progressing the Future City agenda.

Appendices

- Appendix 1 – draft Local Plan

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