

REDEVELOPMENT OF THE FLEET STREET ESTATE & SALISBURY SQUARE TO PROVIDE A NEW COMBINED COURT BUILDING, OFFICE BUILDING, POLICE HEADQUARTERS AND STATION, RETAIL AND PUBLIC REALM COMPRISING;

a) Demolition of existing buildings, comprising 69-71 Fleet Street, 72-78 Fleet Street (Chronicle House), 80-81 Fleet Street, 8 Salisbury Court, 1 Salisbury Square, 35 Whitefriars Street (Hack and Hop public house), 36-38 Whitefriars Street, and 2-6 Salisbury Square (Fleetbank House);

b) Part demolition of 2-7 Salisbury Court (Grade II) and carrying out of works including remodelling at roof level, formation of new facade to south elevation, part new facade to west elevation and new core and part new floors. Part replacement fenestration, new plant and other works associated with change of use to drinking establishment with expanded food provision (sui generis);

c) Erection of three new buildings: 1. A combined court building (Class F1) 2. A police headquarters building (sui generis); and 3. A commercial building including offices, retail and cycle hub (Class E);

d) Creation of shared basement for emergency response vehicles, parking, mechanical, electrical and plumbing (MEP), and ancillary functions associated with the three new buildings, with ingress and egress from Whitefriars Street;

e) Public realm and highway works, including enlarged Salisbury Square, landscaping, access and servicing arrangements, new pedestrian routes, hostile vehicle mitigation (HVM) measures, and bicycle and vehicle parking;

f) Dismantling, relocation and reconstruction of Grade II listed Waithman obelisk within Salisbury Square;

g) Other associated and ancillary works and structures

(“the Proposal”

PLANNING APPLICATION REF: 20/00997/FULEIA and associated Listed Building Consent applications ref: 20/00998/LBC and 20/00996/LBC

CITY OF LONDON CORPORATION

REGULATION 64(2) HANDLING NOTE

1. Background

1.1 Regulation 64(2) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (“the EIA Regulations”) requires that where a proposal for EIA development is brought forward by the City of London Corporation and the City of London Corporation will also be responsible for determining that application for planning permission, they must make appropriate administrative arrangements to ensure that there is a functional separation, when performing any duty under the EIA Regulations, between the persons bringing forward the proposal for development and the persons responsible for determining that proposal.

1.2 This note sets out the arrangements which must be adopted to ensure compliance with the EIA Regulations

1.3 This note also applies to applications for planning permission for development which is not EIA development made by the City of London Corporation as applicant to the City of London Corporation as local planning authority.

2. Overarching Principles to be observed in handling the Proposal

2.1 The Local Planning Authority must assess the Proposal in the same way as if it was submitted by any other applicant. It will be assessed and determined solely on the material planning considerations, disregarding any financial or other benefits to the City of London Corporation as applicant. If more information is required it will be sought from the applicant notwithstanding potential delay or cost consequences for the applicant.

2.2 The Local Planning Authority function will be undertaken wholly independently of the applicant/promoter functions, acting impartially and objectively.

2.3 There will be no discussion or communication about the Proposal between the officers and members carrying out the Local Planning Authority function in respect of the Proposal and the officers and members carrying out the Applicant/Promoter functions in respect of the Proposal, other than formal communications appropriate to the application process such as would occur with any other Applicant.

2.4 No officer or member carrying out the Applicant/Promoter function in relation to the Proposal may give any instructions to or put any pressure whether direct or indirect upon any person acting or assisting in the discharge of the Local Planning Authority function.

3. Arrangements for handling the Proposal

3.1 Local Planning Authority Functions

3.1.1 Gwyn Richards (Interim Development Director and Chief Planning Officer) is the lead officer responsible for undertaking the local planning authority functions [under the EIA

Regulations] arising in respect of the determination of the planning application including pre-application advice.

He is (or has been) assisted by the following officer team:

3.1.2 Planning

David Horkan

Joanna Parker

Kathryn Stubbs

Catherine Evans

Beverly Bush

Ruby Raw

3.1.3 Transportation

Craig Stansfield, Transport Planning Manager

Kieran Mackay, Transport Planner

3.1.4 Highways

Sam Lee, Network Assurance Manager

3.1.5 Legal

Fleur Francis

3.1.6 Communications

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The Local Planning Authority officer team will report to the Planning and Transportation Committee [or any Sub-committee appointed by it for the purpose], which will be responsible for making the decision on the planning application. No member of a committee with responsibility for promoting the Proposal should sit on Planning and Transportation Committee [nor be a member of any sub-committee] when it is considering the planning application for the Proposal. The members of the Planning and Transportation Committee who are to sit on that committee or any sub-committee when determining the planning application shall be identified as soon as is practicable following receipt of the planning application.

3.2 Applicant/Promoter (non-Local Planning Authority) Functions

The officers, consultants and Committees who are (or have been) involved in the promotion of the Proposal are as follows:

3.2.1 The following officers are identified as the agent for the planning application or acting for them:

3.2.1.1 City Surveyor's Department:

Paul Wilkinson, City Surveyor

Peter Young, Corporate Property Director (Operations Group)

Nicholas Gill, Investment Property Director

Matt Pitt, Head of Major Programmes

Andrew Cotton, Asset Manager

Andrew Cross, Assistant Director

Kerrigan Abbott, Asset Manager

3.2.1.2 City of London Police:

██████████ Commissioner

████████████████████, Assistant Commissioner

██████████ Commander

████████████████████ Director of Estates & Support Services

████████████████████ Assistant Director

3.2.1.3 Comptroller and City Solicitor:

Deborah Cluett, Assistant City Solicitor (Public and Corporate Law)

Jane Havergal, Principal Solicitor

3.2.1.4 Chamberlain's Department:

Peter Kane, Chamberlain

Caroline Al-Beyerty, Deputy Chamberlain

Simon Whelan, Senior Accountant Major Projects

Mark Paddon, Group Accountant

3.2.1.5 Town Clerk's Department:

Peter Lisley, Assistant Town Clerk

3.2.1.6 Communications:

Gary Webb

3.2.2. The following Committees have been involved in the promotion of the Proposals:

Capital Buildings Committee (whose members are Sir Michael Snyder (Chairman); Edward Lord, (Deputy Chairman); Peter Bennett; Keith Bottomley; Alison Gowman; Sherriff Christopher Hayward; Ian Luder; David Wilson and Oliver Sells; and the following ex-officio members: Catherine McGuinness; Tom Sleigh; James Thompson; Douglas Barrow; Jeremy Mayhew; Jamie Ingham Clark; Sir David Wootton)

Police Authority Board (whose members are James Thomson (Chair); Douglas Barrow (Deputy Chairman); Caroline Addy; Munsur Ali; Nicholas Bested-Smith; Keith Bottomley; Tijs Broeke; Emma Edhem; Alison Gowman; Timothy Hailes; Dawn Wright and the following external members: Andrew Lentin and Deborah Oliver).

3.2.3 The following consultants have been appointed to advise in the promotion of the Proposals:

██████████ – Project Management Support

██████████, Director

██████████, Associate Director

██████████, Associate Director

██████████, Project Manager

██████████, Project Manager

██████████ Architects

██████████, Principal

██████████, Director

██████████, Associate Director

██████████, Associate Director

██████████ Associate Director

[REDACTED], Architect

[REDACTED], Project Information Manager

[REDACTED] – Building Services Engineers and Cost Consultants

[REDACTED], Senior Director

[REDACTED], Director

[REDACTED], Regional Director

[REDACTED], Regional Director

[REDACTED], Regional Director

[REDACTED], Director

[REDACTED], Director

[REDACTED], Associate Director

[REDACTED] – Civil and Structural Engineers and Security Consultants

[REDACTED], Project Partner

[REDACTED], Director

[REDACTED], Associate Director

[REDACTED], Director

[REDACTED] Associate Director

[REDACTED], Associate Director

[REDACTED], Director

[REDACTED] – Planning Consultants

[REDACTED], Director

[REDACTED], Director

[REDACTED], Associate Director

¹ The City of London Police have sought the redaction of their officer and consultant names for security reasons

3.3 Implementation of Arrangements

3.3.1 The persons identified at 3.1 and 3.2 will be reviewed regularly and updated to reflect any changes in responsibilities or roles, and any such changes shall be noted on an updated Handling Note.

3.3.2 The officers identified at paragraph 3.1 and any members of the Planning and Transportation Committee identified as those who will sit on the committee or any sub-committee to determine the planning application shall not engage in any discussion or communication in relation to the planning application with other officers or members save that the officers identified in paragraph 3.1 shall be entitled to communicate with the officer/s identified in paragraph 3.2 as the agent for the planning application and only in the same way as those officers identified in paragraph 3.1 would communicate with any person acting as an agent in relation to planning applications in general, and save when officers identified in paragraph 3.1 are conducting formal consultation on the planning application.

3.3.3 Persons identified at 3.2 must not engage in any discussion or communication in relation to the planning application with the persons identified in paragraph 3.1, save that person/s identified as the agent in paragraph 3.2 may communicate with the officers identified in paragraph 3.1 in the same way and on the same basis as the agent in relation to planning applications in general.

3.3.4 The Handling Arrangements will be published and will be included within the publicly available planning application documents both in hard copy and electronically.

3.3.5 The Handling Arrangements will be circulated to all persons identified at 3.1 and 3.2 and recirculated to them following any amendments.

3.3.6 Any communications, documents or other information generated by those exercising the Local Planning Authority function which would not normally be shared with an Applicant should be marked “CONFIDENTIAL: LOCAL PLANNING AUTHORITY ONLY”, and should not be stored on file space accessible to any person other than those exercising the Local Planning Authority function (unless this is authorised by the Interim Development Director and Chief Planner and he has satisfied himself that, where applicable, such disclosure would be compliant with the EIA Regulations).