

# Consultation and publicity strategy for the Whole Lifecycle Carbon Optioneering Planning Advice Note

## Key lines

For the Square Mile to reach net zero by 2040, new development proposals need to minimise all carbon emissions – whether they come from running the building, or the carbon embodied in the building itself. We have developed a Whole Lifecycle Carbon Optioneering Planning Advice Note (WLC PAN) to help achieve this, which was approved for consultation by the Planning and Transportation Committee on 7<sup>th</sup> June 2022.

The PAN sets out how planning proposals should go through an ‘optioneering’ exercise to look at different types of refurbishment that retain existing fabric, as well as a more substantial redevelopment of the site, involving demolition. The PAN will be consulted on over the summer and early autumn.

## Consultation overview

The aims of the public consultation are:

- To obtain feedback from stakeholders on the draft PAN and use that feedback to improve the document and inform the final version.
- To ensure stakeholders are aware of the WLC PAN and use it to inform development proposals.
- To seek broad consensus from sustainability consultants and other stakeholders for the final version of the PAN, in order to support a consistent high standard for new development.

The consultation will run from **6<sup>th</sup> July to 30<sup>th</sup> September 2022** and will be open to anyone to respond to. We will hold a number of public specialist events, in order to gather feedback.

## What specific questions do we want stakeholders to help us answer?

1. Is the purpose/output of the assessment considered useful as a basis for applicant decisions and for pre-app discussions with LPA?
2. Can the proposed methodology provide consistent, comparable and realistic results?
3. Would the proposed timing of carrying out the assessment help with influencing development decisions at the earliest and right time?
4. Should the optioneering exercise just be considering carbon impacts or should other sustainability impacts of the options, such as circularity, urban greening/biodiversity potentials etc., be weighed in?
5. Would the assessment contribute to an evidence base for WLC carbon emissions for development types?

6. Would the dashboard provide and distil the most relevant information to aid decision making?
7. What other feedback, expertise, views and information would improve the PAN?

## What engagement will we undertake?

The requirements of the Statement of Community Involvement relating to SPDs will be followed. In addition to the SCI requirements, the following will take place. Specific dates will be identified and publicised in advance of those events.

Format	Stakeholders	Date
Public consultation via website <sup>1</sup>	All	6 July 2022 – 30 September 2022
Emails to stakeholders <sup>2</sup>	All	6 July 2022 (and appropriate follow-ups)
Public meeting	All, especially residents	TBC (September 2022)  Further sessions could be held if interest is high
Expert workshop 1	Developers and landowners  Planning agents and architects	TBC (September 2022)
Expert workshop 2	Environmental consultants	TBC (September 2022)
Expert workshop 3	London government Professional bodies and expert organisations	TBC (September 2022)

### Format details:

- **Public meeting** – a presentation of the PAN by the authors and an open forum for discussion, questions and suggestions.
- **Expert workshop** – a presentation of the PAN by the authors followed by a guided discussion on specific themes, looking at detailed aspects of the PAN that are relevant to the expertise of the stakeholders.

## Stakeholder mapping

The following groups and individuals will be notified about the WLC PAN and the engagement events. This is not an exhaustive list and additional stakeholders may be identified as the consultation progresses.

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<sup>1</sup> Documents may be loaded to the website prior to the formal start date of the consultation, in order to ensure links operate correctly.

<sup>2</sup> The consultation formally begins when email notifications are sent to stakeholders.

Stakeholder type	Specific stakeholder
City of London members	All City of London Members
Local Plan Consultation Database	All groups and individuals that are signed up to the database (Includes around 500 consultees, including statutory consultees)
City of London residents	<p>Barbican Association Security &amp; Crime Committee  Barbican Residential Association  Barbican Wildlife Group  City of London Access Group  Golden Lane Residents Association  Golden Lane Tenants Forum  Queens Quay Residents' Association  Residents Association, 63 West Smithfield  Seddon House Group  Shakespeare Tower House Group  Aldgate Estate Residents' Association  Barbican Estate Office  Barbican Tuesday Club  Ben Jonson House Group  Defoe House Group  Queenhithe Residents' Association  Queens Quay Residents' Association  Shakespeare Tower House Group  Speed House Group</p> <p><i>Other residents' groups may be identified as the consultation progresses, and are welcome to be involved.</i></p>
Environmental consultants	<p>Hilson Moran (<i>the authors of the PAN</i>)  Arup  Aecom  Sweco  Buro Happold  Waterman Building Services  Greengage  3XN  Hoare Lea  Ramboll  Atelier 10  Chapmanbdsp  Tft consultants</p>
Professional bodies and expert organisations	<p>Institute of Structural Engineers  Royal Institute of Chartered Surveyors  Royal Town Planning Institute  Royal Institute of British Architects  LETI (<i>formerly Low Energy Transformation Initiative</i>)  UK Green Building Council</p>

	Historic England The Architects' Journal New London Architecture Carbon Trust Architects Climate Action Network Business Improvement Districts Building Research Establishment
Planning agents, developers and landowners	Gerald Eve DP9 Shaw Corporation Montague Evans Turley Lichfield Savills Dominus British Land Stanhope Land Securities Orion London First City Property Association
London government	Greater London Authority London boroughs London Councils

## How will we manage feedback and written responses?

- Verbal feedback from the events will be noted and analysed.
- We will invite stakeholders to send written responses by email.
- A consultation statement will be produced setting out the issues raised during consultation and how the final PAN has taken these into account.

## Project information

**Lead officer:** Kerstin Kane

**Supporting officers:** Peter Shadbolt; Rob McNicol

**Version Control:** Version 1 - July 2022

*Note: This is a live document that will be updated with additional versions as required.*