

Committee(s):	Date(s):
Planning & Transportation Policy & Resources Common Council	5 th November 2013 21 st November 2013 5 th December 2013
Subject: City of London Local Plan: publication and examination	Public
Report of: City Planning Officer	For Decision
Summary	
<p>A Local Plan for the City is currently in preparation. The Local Plan incorporates the Core Strategy (which was adopted in 2011) and will replace remaining parts of the Unitary Development Plan (2002).</p> <p>The Local Plan was issued in draft for public consultation during January-March 2013. The next step is to agree revisions to the Local Plan in the light of the public's comments. A summary of the main revisions is appended to this report. The complete Local Plan is available in the Members' Reading Room.</p> <p>The Plan must then be published for a final period of public consultation, after which it be submitted to the Secretary of State, who will appoint a planning inspector to examine the Plan and the public's responses to it. Following consideration of the inspector's report on the examination, it is expected that the Plan will be adopted late in 2014.</p>	
Recommendations	
<ul style="list-style-type: none"> • The Local Plan be agreed and published for public consultation. • Following consultation, the Local Plan, the public's responses and other supporting documents be submitted to the Secretary of State for examination by a planning inspector. • I be authorised, following the close of public consultation, in discussion with the Chairman or Deputy Chairman of the Planning & Transportation Committee, to compile a list of further changes to the Local Plan in response to the public's comments and to submit these to the Secretary of State. 	

Main Report

Background

1. Every local authority has a statutory duty to prepare and keep up to date a development plan for its area. In accord with this duty, a Local Plan is being prepared for the City.
2. When adopted the Local Plan will supersede the current plans for the City: the Core Strategy (2011) and the Unitary Development Plan (UDP) (2002)

Current Position

3. Preparation of the Local Plan involves several stages of public consultation. The most recent stage was when a draft of the Plan was made available for public comment between 14th January and 11th March 2013.
4. Comments on the Draft Local Plan were received from 80 individuals and organisations. Presentations and discussions on the Plan were also held at a number of public and other meetings. Copies of the public's comments and notes of the public meetings are available in the Members' Reading Room and on the City's website: www.cityoflondon.gov.uk/localplan
5. The results of the public consultation and the revision of the Local Plan were considered at meetings of the Local Development Framework (Planning & Transportation Committee) Sub-Committee on 15th July and 2nd October, and subsequently by the Grand Committee on 5th November 2013.

Content and Status

6. The City Corporation was previously preparing a Local Development Framework (LDF), as required by former legislation and government guidance. As part of the LDF, a Core Strategy was adopted in September 2011.
7. It was also intended to prepare a separate document containing development management policies. A first stage of public consultation on these policies was carried out in summer 2011.
8. In March/April 2012 the National Planning Policy Framework (NPPF) and revised legislation came into effect. These advocated the preparation of a single Local Plan instead of an LDF comprising a number of separate planning documents. It was therefore decided to merge the Core Strategy and the new development management policies into a single local plan.
9. As the Core Strategy was recently adopted it was incorporated into the Draft Local Plan with only limited changes considered necessary to update it. During the consultation earlier this year comments were not sought on the unchanged aspects of the Core Strategy, but were encouraged on all the new material in the Draft Local Plan.
10. The UDP was adopted in 2002. Fifty-five of its policies of remain in force and operate alongside the Core Strategy. Upon its adoption the Local Plan will supersede the UDP.

Proposals

11. The Local Plan has been revised in the light of the public's comments on the consultation draft. In recommending revisions to the Local Plan I have also had regard to other new considerations that have arisen since the Draft Plan was issued. These include new government planning guidance, new legislation and revised policies issued by the Mayor of London.
12. The Plan has been prepared with regard to an 'evidence base' of research and studies. In revising the Plan I have taken account of new evidence that

has been published this year. The evidence base includes a sustainability appraisal and an equalities impact assessment. These latter documents are available in the Members' Reading Room. The evidence base is also available on the City's web site.

13. The appendix to this report summarises the principal issues that arose through public consultation and other considerations, and outlines the revisions that have been made to the Plan in the light of these.
14. The full Local Plan, showing the revisions as tracked changes, is available in the Members' Reading Room. If any Member would like an electronic or paper copy of the Local Plan, please contact the officer below.

Next Steps

15. The revised Local Plan must be published for a minimum of six weeks, but because the consultation period includes Christmas I recommend that this should be extended to at least eight weeks. This consultation represents a formal stage in the Plan preparation process, which must be undertaken in accordance with government regulations, and is an opportunity for those with any outstanding concerns to register formal objections. The Plan must then be submitted to the Secretary of State (CLG) who will appoint a planning inspector to examine the Plan and any objections to it.
16. At this stage there is no formal opportunity for the City Corporation to make significant further changes to the Plan in response to the public's comments. However, experience has shown that many remaining objections can be resolved by relatively limited changes, which saves considerable time, discussion and expense at the examination. It is recommended that I be authorised to agree a list of such changes in consultation with the Chairman or Deputy Chairman of the Planning & Transportation Committee. This list would then be submitted to the Secretary of State alongside the Plan for the consideration of the inspector.
17. After the examination the inspector will issue a report containing recommendations for modifications to the Plan. Although the Inspector's recommendations are no longer binding (as they were with the Core Strategy), the Corporation must take them into account. Providing the inspector finds the Plan to be sound it can then be adopted, which is likely to be in late 2014/early 2015.

Corporate & Strategic Implications

18. There are no legal or financial implications arising out of this report. The approach to office accommodation in the City, set out in the Local Plan, will support the City Corporation's corporate and property objectives to protect the City's role as a strategically important office location.
19. Under the Planning & Transportation Committee's terms of reference, the publication of the Local Plan must be referred to the Common Council.

Appendix

Local Plan Key Issues

Background Papers:

Report to Planning & Transportation and Policy & Resources Committees 27th Nov and 13th December 2012 “City of London Draft Local Plan”.

Report to LDF sub (Planning & Transportation) Committee 15th July 2013 “City of London Local Plan: key issues from consultation”.

Report to LDF sub (Planning & Transportation) Committee 2nd October 2013 “City of London Local Plan: publication”.

Report to Planning & Transportation Committee 5th November 2013 “City of London Local Plan: publication and examination”.

Responses to public consultation on the Draft Local Plan and notes of public meetings. (Available at www.cityoflondon.gov.uk/localplan)

Minutes of CoL Access Group 30th Jan 2013

Notes of The City Together Transport & Sustainability Forum 22nd Feb 2013

Minutes of CoL Health & Wellbeing Board 23rd Jan & 4th March 2013

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