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| Committee(s) | Dated: |
| Local Plans Sub (Planning and Transportation) Committee | 18/07/2018 |
| Subject: City of London Local Plan Review: Proposed draft policies | Public |
| Report of: Carolyn Dwyer, Director of the Built Environment | For Decision |
| Report author: Adrian Roche, Department of the Built Environment | |

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 will inform the final version of the draft Plan that is presented to this Sub-Committee and to the Grand Committee. Three further sets of draft policies, relating to Offices, Tall Buildings and Protected Views and Design, are attached to this report.

Draft vision statements are attached relating to the proposed Key Areas of Change to be identified in the new Plan. Members are invited to comment on these vision papers to form the basis for drafting the policies for these areas.

In addition, a note of the discussions which took place at the Pool of London workshop in April 2018 are attached for Members' information.

Recommendations

Members are recommended to:

- Agree the proposed draft policies set out at Appendices 1-3 of this report;
- Agree the proposed vision papers for the Key Areas of Change at Appendix 4 of this report; and
- Note the contents of the note of the Pool of London workshop held in April 2018 at Appendix 5 of this report.

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 are currently preparing draft policies, informed by the steer from Members and a range of other factors such as national policy, the London Plan, the evidence base and the outcome of the Issues and Options consultation.

2. Ten sets of policies have so far been considered at previous meetings of this Sub-Committee, namely Culture, Visitors and the Night-Time Economy; Circular Economy and Waste; Smart Infrastructure and Utilities; Climate Resilience and Flood Risk; Historic Environment; Healthy and Inclusive City; Housing; Safe and Secure City; Open Spaces and Green Infrastructure; and Retailing.
3. Members made various comments and suggestions, which will be reflected in the amended versions of those policies when the full draft Local Plan is reported to this Sub-Committee and to the Grand Committee in autumn 2018.

Draft policies

4. The following sections of the Local Plan has now been drafted and are attached as Appendices 1-3 of this report:
 - Offices;
 - Tall Buildings and Protected Views; and
 - Design
5. Members should note that the Local Plan is not being drafted in the order that policies will appear in the final version, other than the City-wide policies which are being prepared ahead of the area-specific policies.
6. Members are asked to consider the proposed policy wording and to advise of any additions, deletions or other amendments that should be made before the relevant policies are presented to the Grand Committee.
7. The Sub-Committee previously indicated that it wished to consider the detailed wording of all the policies in the draft Local Plan but not the supporting text. Members are therefore asked to focus comments on the wording in the policy boxes. However, the supporting text is also presented to help explain the reasoning behind the proposed policies, and may assist with understanding the terminology used in some of the draft policies.

Key Areas of Change vision papers

8. When the broad structure of the draft Local Plan was considered by this Sub-Committee on 22nd September 2017, Members agreed that it would be desirable to continue to prepare area-based policies for areas of the City where significant change is anticipated during the Plan period. It was also agreed to re-name the Key City Place policies in the current Local Plan as Key Areas of Change to better reflect their purpose.
9. The table below summarises which areas of the City the Sub-Committee considered should be identified as Key Areas of Change in the draft Plan.

| Key City Places in current Local Plan | Key Areas of Change previously agreed by this Sub-Committee |
|--|--|
| The North of the City | Smithfield and Barbican (Culture Mile) |
| Cheapside and St Paul's | |
| Eastern Cluster | Eastern City Cluster |
| Aldgate | Aldgate and Tower |
| Thames and the Riverside | Blackfriars Pool of London |

10. During the Sub-Committee meeting held in September 2017, a discussion took place about whether an area in the West of the City should be identified as a Key Area of Change. No decision was reached at that meeting, but officers were asked to give further consideration to the matter and to report back to Members. In the intervening period the City Corporation has moved forward with plans to develop a new Court Building and City Police building at Fleetbank House, which will bring significant changes to the Fleet Street area. Major occupiers will also be relocating from Fleet Street to other parts of the City, leaving large buildings which require re-use. Officers have therefore come to the view that there is now a clear justification for identifying a Key Area of Change centred on Fleet Street in the draft Local Plan.
11. Attached to this report as Appendix 4 are short papers for each of the Key Areas of Change previously agreed plus Fleet Street. The papers provide background context, outline the proposed spatial extent of each area and set out in bullet point format a draft vision for each area. Members are asked to agree the attached papers as a basis for preparing the detailed policies for the Key Areas of Change, which will then be presented to the Sub-Committee for consideration at the September meeting.

Pool of London Workshop

12. At the Sub-Committee meeting on 27th June, Members asked for a note of the discussions which took place at the public workshop on the Pool of London on 20th April. This is attached as Appendix 5 to this report and outlines the key presentations and comments from individual discussion tables, together with a list of attendees.

Next steps

13. Officers are in the process of drafting the final sections of the draft Local Plan, which will be presented to the Sub-Committee in September. It is intended to bring the full Plan back to the Sub-Committee for approval before it is reported to the Grand Committee in the autumn so that it can be published for public consultation alongside the draft Transport Strategy in November 2018.

Corporate and Strategic Implications

14. The review of the Local Plan is being informed by the emerging draft Corporate Plan 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 policies on Offices
- Appendix 2 – draft policies on Tall Buildings and Protected Views
- Appendix 3 – draft policies on Design
- Appendix 4 – vision papers for the Key Areas of Change
- Appendix 5 – note of the public workshop on the Pool of London on 20th April

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