

City of London - City Plan Reg 19 - Representations

Jenkinson, Laura (Avison Young UK) [Redacted]

Mon 6/17/2024 11:54 PM

To: McNicol, Rob [Redacted]

Cc: Environment - Local Plan <LocalPlan@cityoflondon.gov.uk>

1 attachments (92 KB)

240617 City of London Local Plan Representations Avison Young Planning.pdf;

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THIS IS AN EXTERNAL EMAIL

Hi Rob,

I'm pleased to attach our representations supporting the CoL draft City Plan, subject to some minor changes. Please could you confirm receipt, register support for the plan and keep me updated on the EiP in case we want to appear?

Many thanks

Laura Jenkinson (she/her/hers)

[Redacted Signature] [uk](#)

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I choose to work flexibly and may occasionally send emails outside of normal office hours.

There is no expectation to respond to my emails outside of your working hours.



Rob McNichol
Planning Policy Team
Planning Department
City of London Corporation
Guildhall
PO Box 270
London EC2P 2EJ

By email:

localplan@cityoflondon.gov.uk

17th June 2024

Dear Rob McNichol,

Regulation 19 City Plan, 2040 – Representations on the City of London’s City Plan by Avison Young (Planning Consultancy) on behalf of a selection of our clients

Avison Young (AY) Planning Consultancy writes on behalf of a selection of our clients operating in the City of London to offer our support and make representations on the Draft Regulation 19 City Plan, which follows on from consultation on the publication of plans in May 2021 and in 2018-19.

Our representations focus on the overall soundness of the City Plan, in accordance with Paragraph 35 of the National Planning Policy Framework (NPPF), which states: *“Local plans and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are ‘sound’ if they are: a) Positively prepared – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development; b) Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence; c) Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and d) Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant”.*

In summary, Avison Young and many of its clients recognise and support the ambitions of the City Plan to support further growth across the Square Mile, which will enable it to continue to drive economic growth and to lead and compete globally as a world class location for business and leisure, in line with the City Corporation's Destination City vision.

We consider that the plan is sound, subject to some minor changes to the plan in respect of the following themes, to enable flexibility over the plan period (N.B. deletes are shown in bold strikethrough, new text is shown in underlined italics):

- **Growth Strategy** – AY endorses the City Corporation's aspiration for growth and the need to set out a minimum requirement for net additional office floorspace by 2040, including the principle that the net additional office floorspace will largely be delivered in the City Cluster and supplemented by other Key Areas of Change (KAOC). We consider that, as set out in the evidence provided within the CPA's response, the City Plan should be consistent with the realisation of the higher requirement of 1.9 million sqm as set out in the topic paper/ evidence base. We would also note that to maintain flexibility over the plan period, the following sentence as set out at Paragraph 3.1.8 of the City Plan (2015) should be reinstated at the end of Paragraph 5.3.4 of the Draft City Plan 2040 as follows: "Exceptionally, the loss of individual office developments to other commercial or infrastructure uses may be acceptable, where the proposed alternative use meets the wider objectives of the Local Plan." This adequately protects office whilst allowing mitigating circumstances where relevant, thereby ensuring flexibility over the plan period in accordance with limbs a), b) and c) of Paragraph 35 of the NPPF;
- **Retrofit First Approach and Fast Track** – AY supports the approach to promote best practice environmental sustainability, including a fast-track approach for retrofits to maintain flexibility over the plan period. At Page 131, we recommend a slight change to the wording of the "Extensions" paragraph to ensure the approach is not too onerous for SME developers as follows: *"If a development proposal includes an extension greater than 25% of the existing floorspace ~~or~~ **and** consists of a distinct structure greater than 1,000sq.m, the extension on its own should be treated as a major development and assessed accordingly, including consideration of London Plan carbon emission targets, carbon options appraisal and BREEAM requirements."* This allows the Plan to be flexible and effective in accordance with limb c) of Paragraph 35 of the NPPF;
- **Housing** – AY endorses CoL's position that the commercial core of the City of London is inappropriate for residential development. AY agrees with the approach taken by the CPA that an additional sentence should be added to both paragraph 4.1.5 and paragraph 4.2.3, to reflect the fact that co-living can provide a form of affordable accommodation for key

workers. This allows the Plan to be flexible and effective in accordance with limb c) of Paragraph 35 of the NPPF;

- **Town centres, Active Frontages & Mix of Uses** – it is noted that paragraph 5.2.1 refers to complementary uses which contribute to the City's economy include retail, leisure, education, health facilities and cultural uses. It is considered that lobbies with public access (such as those with a coffee shop function and a cycle hub for example) should be added to this definition including at Paragraph 6.1.6, and also be considered as active/ town centre uses within CoL's definitions at Appendix 1 within the Glossary as an "Active Frontage Use". This is consistent with Paragraph 5.2.3 of the City Plan, which acknowledges that lobbies can be multifunctional spaces for interaction and provide spaces that contribute positively to the life of the City. This allows the Plan to be flexible and effective in accordance with limb c) of Paragraph 35 of the NPPF;
- **Visitor Accommodation** – the approach to visitor accommodation is generally supported. However, visitor accommodation can often comprise more long-term accommodation (e.g. placements for key workers, secondments etc.) and may result in longer stays, but that are still temporary. Therefore, at Paragraph 7.5.9, the following amendments (bold/ italics/ underlined) should be made: "For proposals within the C1 (Hotels) Use Class, planning conditions will be considered to ensure that units would not be used or occupied by permanent households as this would reduce the availability of accommodation for short-term visitors to the City and may prejudice the business City and put pressure on local services and infrastructure. Conditions will therefore may be used where appropriate and necessary to ensure units are subject to maximum lease lengths on a case by case basis (typically 90 days), ensuring flexibility over the plan period in accordance with limbs b) and c) of Paragraph 35 of the NPPF;
- **Design** – AY supports the ambitions of the City Plan to deliver best in class accessible, quality development. AY supports the following amendment to strategic policy S8 to ensure the policy is not overly restrictive and impacts on viability: "Delivers publicly accessible space within the development where appropriate, and encourages by maximising the amount of accessible, inclusive and free to enter open spaces, roof terraces, cultural offers and other spaces, including in tall buildings ~~and along the river and around City landmarks~~". This ensures the plan is effective and deliverable in accordance with limb c) of Paragraph 35 of the NPPF;
- **Tall Buildings, heritage & associated development needs** – AY recognises the detailed work undertaken in developing the tall buildings policy. However, the 'jelly mould' proposed for the City Cluster may prove unduly restrictive to enable CoL to meet its economic and employment growth forecasts over the Plan period. Therefore, it is

recommended that the wording of the policy is amended as follows: “The **maximum permissible** tall building heights within the identified tall building areas are depicted as contour rings on Policies Maps C and D and Figure 15. Tall buildings should not **generally** exceed the height of the relevant contour rings. In areas between the contour rings, tall buildings should be designed to successfully mediate between the contour ring **heights and should not exceed the next higher contour**. Tall buildings should not necessarily be designed to maximise height; instead they should be thoughtfully designed to create built form that contributes positively to the skyline and townscape character, creating a coherent cluster form and a varied and animated skyline, and should have architectural integrity”. This ensures the plan is flexible and deliverable, as set out in Paragraph 35 of the NPPF (limbs b), c) and d);

- **Terraces and Elevated Public Spaces** - Policy DE4, as drafted, would require all major developments to provide free to enter, publicly accessible elevated space. Whilst the ambitions of the policy are noted, this will not be justified, reasonable or practical in many instances, especially on major developments where the floorspace created does not exceed the 1,000 sqm major development threshold to any significant degree. Thus, the policy should be amended to make clear that publicly accessible elevated spaces will only be appropriate in specific circumstances, having regard to the overall scale of development and the wider public benefits that development may deliver, including any retail, leisure or cultural offer. AY suggests that draft policy DE4 is amended as follows: “Requiring all tall buildings ~~or major developments~~ to provide free to enter, publicly accessible elevated spaces **where appropriate**, which may include roof gardens, terraces, public viewing galleries, or other retail or leisure facilities to create attractive destinations for people to enjoy the City’s spectacular skyline and views”. This ensures the plan is flexible and deliverable, as set out in Paragraph 35 of the NPPF (limbs b), c) and d);
- **Transport** – the ambitious approach to minimise and consolidate servicing is supported. Strategic Policy S9: Transport and Servicing should recognise, at part d, that in exceptional circumstances, where retrofitting results in site specific constraints, flexibility will be applied on a case-by-case basis. In addition, at Paragraphs 10.3.1 and 10.3.8, flexibility should be applied in residential areas where servicing overnight may be restricted, so as not to unacceptably impact on the operation of buildings. This ensures the plan is flexible and deliverable, as set out in Paragraph 35 of the NPPF (limbs b), c) and d).

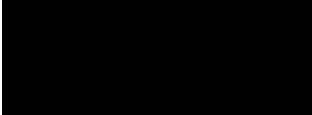
In addition to the above, we have reviewed the CPA’s draft representations and support the approach taken within the submitted document.

We hope our representations are useful and we look forward to understanding the timescales and programme for the Examination in Public (EiP).



For further information please contact Laura Jenkinson (Tel. 07949268453, email: laura.jenkinson@avisonyoung.com) or Caoilfhionn Mc Monagle (Tel. 07931452485, caoilfhionn.mcmonagle@avisonyoung.com) at these offices.

Yours sincerely



Laura Jenkinson



For and on behalf of Avison Young