

LD29b- Modifications Document- 6 June 2025

This document updates examination document LD26: Proposed Changes and LD29 and will continue to be updated during the course of the examination hearings. The proposed changes included within LD26 covering the topics not yet discussed at examination are still proposed (eg Matter 7, 9, 18 and 19) and will be added to form the final list of proposed changes once these sessions have taken place.

Table 1- List of Modifications

This list of changes includes all proposed changes for Matters 1 to 6 and Matter 8, 10 to 17 as previously submitted to the examination under LD26 and LD29, some of which were discussed within the hearing sessions (see single asterisk). Proposed changes which are considered a ‘Main Modification’ to the plan ie- relate to soundness issues have been also assigned a MM number and a reason set out in the relevant column.

*As discussed in hearing session

Text in red – additional amendment to proposed change

Table 1

Chapter	Paragraph	PC Number	Main modification reason	Amended text
Chapter 1 Strategic Priorities	1.1.0	PC 1		1 <u>Vision and Strategic Priorities</u> 1.1.0 The City Plan sets out the City Corporation’s strategic priorities for planning the Square Mile, together <u>The strategic priorities form the Vision for the City over the plan period to 2040 and set a framework for the Strategic Policies and other policies under each chapter. Together with policies that they will guide decisions on planning applications.</u>
Chapter 1 Strategic Priorities	City Plan Vision	PC 2 (MM1) *	Effective	<u>By 2040 the City of London will have become:</u> <ol style="list-style-type: none"> A stronger, more vibrant and competitive economy. The City of London has strengthened its position as a key driver of the UK economy by adding over 1.2 million square metres (NIA) of new office space, concentrated in two distinct tall building clusters at Fleet Valley and the City Cluster. This vibrant environment, with its efficient and interconnected supply chains, has attracted a more diverse mix of businesses, making the City of London an unparalleled place to work and conduct business. A 7-day-a-week destination. The city’s world-renowned heritage is now complemented by new cultural attractions like the London Museum. Viewing galleries offer unique perspectives of the capital, drawing visitors from across London, the UK, and beyond on every day of the week. These visitors stay longer to enjoy the wide array of leisure activities that have emerged to support the new cultural facilities. Local communities benefit from the increased diversity and availability of these offerings, making the city a safer and more engaging place to explore and learn. A more sustainable city- The city has achieved its net zero aspirations and continues to lead in London’s climate change adaptation and mitigation efforts. It champions low-carbon infrastructure and technologies. The sustainability credentials of new and repurposed business spaces, along with a visibly greener and more biodiverse environment, attract visitors and investors. A more inclusive and healthier city- the city has been shaped by and for all of its communities, <u>including those that live, work, visit, study or worship in the City</u>, with physical and environmental enhancements making it more welcoming, safe, and inclusive for everyone. These improvements celebrate diversity and promote a healthy environment. Excellent public transport and increased opportunities for walking, cycling, and wheeling make the city more accessible and open to all. A place where heritage and positive change are celebrated-the city has been reshaped for its communities, blending historic character seamlessly with modern, high-quality developments. It features new high quality public spaces and newly revitalised focal points for the city, creating a more harmonious urban landscape.
Chapter 1 Strategic Priorities	1.1.1	PC 3		1.1.1 To help realise our vision for the Square Mile, the City Plan 2040 sets out strategic priorities that underpin the policies in the Plan. These priorities have been informed by stakeholders, national and London-wide policy, and the strategies of the City Corporation and other partners.

Chapter	Paragraph	PC Number	Main modification reason	Amended text
Chapter 1 Strategic Priorities	1.1.2	PC 4 *		1.1.2- As set out in paragraph 8 of the National Planning Policy Framework (NPPF)..... [Insert additional diagram showing the relationships between the Vision, the Strategic Priorities, the Spatial Strategy, the Strategic and other policies]
Chapter 1 Strategic Priorities	1.2 Economic Objective	PC 5		Delivering sustainable economic growth, including a minimum of 1.2 million sqm NIA (1.6 million GIA) net additional office floorspace by 2040
Chapter 2 Spatial Strategy	2	PC 6		Page 12- corrections to numbering to follow sequentially, eg 2.1, 2.2
Chapter 2 Spatial Strategy	Figure 1	PC 7		Amendment to Figure 1 Key Diagram as follows: Green Corridors Links: Add reference to LB Hackney and Islington
Chapter 3 Health, Inclusion and Safety	HL2 (1)	PC 8		HL2 (1) Developers will be required to effectively manage the their proposal's impact of their proposals on air quality. Major developments must comply with the requirements of the Air Quality SPD for which includes requirements for Air Quality Neutral Assessments and Air Quality Impact Assessments (AQIAs).
Chapter 3 Health, Inclusion and Safety	3.3.0	PC 9		3.3.0...Due to its location at the heart of London and the density of development, the City of London <u>has historically experienced</u> high levels of air pollution. Poor air quality can harm human health, particularly for young people while their lungs are developing, and increase the incidence of cardiovascular and lung disease. The City, in common with all central London, has been declared an Air Quality Management Area <u>and has been implementing actions to improve air quality through its Air Quality Strategies.</u>
Chapter 3 Health, Inclusion and Safety	3.3.1	PC 10		3.3.1...The City Corporation's Draft Air Quality Strategy aims to ensure that air quality in over 90% of the Square Mile meets <u>an annual average of 30µg/m³ NO₂ by 2030, the health-based Limit Values and World Health Organisation (WHO) Guidelines for NO₂ by the beginning of 2025. Limits set for particulate matter (PM₁₀) are generally met, although the national target for PM_{2.5} is not met anywhere in the City. The Air Quality Strategy aims to support the Mayor of London to meet the tighter (WHO) Guidelines for PM₁₀ and PM_{2.5} by 2030".</u> The City Corporation works with a wide range of organisations to improve air quality. Although air quality has been improving, it remains at a level that still impacts on health. The City Corporation's 2025 to 2030 Air Quality Strategy sets a pathway to achieving the 2021 World Health Organisation Air Quality Guidelines for nitrogen dioxide(NO ₂), and particulate matter PM10 and PM2.5.
Chapter 3 Health, Inclusion and Safety	Infographic, page 23	PC 11 *		90% of the Square Mile to meet an annual average of 30µg/m ³ for NO ₂ by 2030. 90% of the Square Mile to meet WHO air quality guidelines for NO₂ by 2025.
Chapter 3 Health, Inclusion and Safety	HL3 (1)	PC 12 *		HL3 (1) - A noise assessment will be required where noise sensitive uses may be impacted. there may be an impact on noise sensitive uses. The layout, orientation, design and use of buildings should ensure that operational noise does not adversely affect nearby land uses such as housing, hospitals, schools, nurseries, <u>places of worship, and quiet open spaces, including churchyards</u> ".
Chapter 3 Health, Inclusion and Safety	3.1.3	PC 13 *		3.1.3... The City Corporation will work with the City and Hackney North East London -Integrated Care Board and other NHS and community organisations to regularly assess the need for health and social care facilities locally and sub-regionally.
Chapter 3 Health, Inclusion and Safety	<u>New paragraph</u> 3.1.5	PC 14 *		<u>3.1.5a The City's many churches other faith communities and their buildings, including Bevis Marks Synagogue, make a highly significant contribution to the life of the City and its built environment. The churches and places of worship play an important social, faith, community and civic role, throughout the week. The church buildings and synagogue are a significant part of the architectural and historic character of the Square Mile, are visitor destinations that provide cultural experiences, as well as providing many of the City's open spaces.</u>
Chapter 3 Health, Inclusion and Safety	3.1.6	PC 15 *		3.1.6 Outdoor spaces and the public realm, <u>including churchyards</u> provide places for relaxation, amenity, <u>well-being</u> and leisure.....
Chapter 3 Health, Inclusion and Safety	3.4.2	PC 16		3.4.2 Noise sensitive uses and developments in the City include residential developments, hotels and serviced apartments, health facilities, schools and childcare provision, <u>places of worship, and certain open spaces, including churchyards.</u>
Chapter 3 Health, Inclusion and Safety	HL6 (1)	PC 17		HL6 (1) "Requiring the provision of a range of directly accessible public toilet facilities suitable for a range of users <u>all within the community</u> including..."

Chapter	Paragraph	PC Number	Main modification reason	Amended text
Chapter 3 Health, Inclusion and Safety	3.7.2	PC 18		3.7.2 The City Corporation will require the provision of publicly accessible toilets in major retail, leisure, transport and commercial developments, secured through legal agreements, or through encouraging membership of the City's CTS, and will seek their provision where appropriate in other major developments such as office and hotel schemes. <u>The provision of new publicly accessible toilets should also meet the relevant London Plan (Policy S6) and Building Regulations (Part T) requirements.</u> The scheme allows the public to use toilet facilities in participating businesses, albeit that hours are often restricted.
Chapter 3 Health, Inclusion and Safety	HL7 (2)	PC 19		HL7 (2) Existing public sport and recreational facilities will be protected in situ, unless:
Chapter 3 Health, Inclusion and Safety	3.8.1	PC 20		3.8.1 The City Corporation will protect existing public sports and recreation facilities in situ, where there is a need, and encourage the provision of new public and private facilities that meet Sport England's Active Design principles. Where in situ provision is not feasible, services should be delivered from other facilities without reducing the level of provision. However, any proposals involving the loss of public sport and recreational facilities must be accompanied by evidence of a lack of need for those facilities. Current public facilities and uses should be retained where a continuing need exists. <u>However, the loss of private facilities may be acceptable in certain circumstances to allow suitable responses to market demand and effective business planning.</u>
Chapter 3 Health, Inclusion and Safety	HL9	PC 21 *		HL9 - An HIA may also be required for developments considered to have particular health impacts; including those involving . <u>The impact on sensitive uses such as education, health, leisure or community facilities, places of worship, publicly accessible open space including churchyards, hot food take away shops, betting shops and in areas where air pollution and noise issues are particularly prevalent should be taken into consideration.</u>
Chapter 3 Health, Inclusion and Safety	3.10.1	PC 22 *		3.10.1 Major development can impact on health in a variety of ways including through noise and pollution during the construction phase, increased traffic movements and greater competition for limited open space. Equally, development can deliver improvements such as improved access by walking, wheeling, cycling and public transport and the provision of opportunities to access open and green spaces, exercise facilities, cultural and community facilities and healthy food outlets. <u>For the application of this policy a rapid HIAs will be required where developments involve an uplift of 1,000sqm.</u>
Chapter 3 Health, Inclusion and Safety	SA2	PC 23		SA2 - Applications for major commercial development and developments which propose night-time uses must include a Management Statement setting out detailed proposals for the dispersal of patrons and workers from premises to ensure the safe egress of all people, minimise the potential for over-crowding and reduce the instances of noise nuisance and antisocial behaviour, particularly in residential areas and near noise sensitive uses and developments such as health facilities, and schools, <u>places of worship and churchyards.</u>
Chapter 4 Housing	S2 (2) (a) S2 (2) (b)	PC 24 (MM2)	Positively prepared	2. Ensuring sufficient affordable housing is provided. <u>Incentivising affordable housing delivery to meet the City's housing need and contributing to London's wider housing needs by:</u> a. ensuring the delivery of <u>applying the Mayor's threshold approach of a minimum of 35% affordable housing and a minimum of 50% affordable housing on public sector land;</u> b. requiring residential developments with the potential for 10 or more units to provide a minimum of 35% affordable housing on-site. Exceptionally, new affordable housing may be provided off-site, or through an equivalent cash in lieu payment, if evidence is provided to the City Corporation's satisfaction that on-site provision cannot be satisfactorily delivered and is not viable; and c. providing an appropriate mix of affordable tenures, addressing identified need in the City of London, including social or London affordable rented housing and <u>where appropriate</u> intermediate housing (living rent, shared ownership or other genuinely affordable products) for rent or sale. 3. Requiring a publicly accessible viability and feasibility assessment to be submitted to justify any proposals that do not meet on-site or off-site affordable housing requirements in this policy. Where policy targets are not able to be met when an application is decided, the City Corporation will require an upwards only review mechanism to be applied to ensure that the benefits of any subsequent uplift in values or reduction in costs are reflected in affordable housing contributions.
Chapter 4 Housing	4.1.2	PC 25		4.1.2...Other residential areas are located in Smithfield, the Temples...

Chapter	Paragraph	PC Number	Main modification reason	Amended text
Chapter 4 Housing	4.1.8	PC 26 *		4.1.8 In line with the findings of the SHLAA, the London Plan requires the City of London to deliver 1,460 new homes during the period 2019/20 – 2028/29. This includes the 740 units that the London Plan sets as a target to be provided on small sites of less than 0.25 hectares in size over the 2019/20 – 2028/29 period. Beyond 2028/29, the London Plan requires boroughs and the City to draw on the capacity work which underpins the London Plan’s target and any local evidence of capacity, as well as rolling forward London Plan small sites estimates, when setting longer term targets. <u>Analysis of the remaining capacity from the 2017 SHLAA suggests the target of 102 per annum will remain appropriate as a minimum. However, the City Corporation will work in collaboration with the Mayor of London in the current digital SHLAA for the upcoming London Plan to identify additional capacity and the setting of housing targets in the draft new London Plan, the outputs of which will be used to inform targets in the period post 2028/29.</u>
Chapter 4 Housing	4.1.10	PC 27		4.1.10 ... This Local Plan therefore seeks to meet the City of London’s London Plan housing target between 2025/26 and 2029/30 (an average 146 dwellings per annum for the first 4 years and 102 dwellings in the fifth year) and to meet the housing requirement identified by the national standard method from 2030/31 up to 2039/40...
Chapter 4 Housing	4.1.11	PC 28 *		4.1.11 The City Corporation’s housing pipeline shows that approved applications would result in completions for the first five year plan period (2025/26 to 2029/30) of 570 units. This would be below the housing requirement for the first five years of the Plan, which is 686; however, it is expected that sufficient windfall sites would come forward to meet the housing requirement in the City Plan.
Chapter 4 Housing	4.1.12	PC 29 (MM3) *	Effective	4.1.12- The City Corporation’s Article 4 Direction, which removes permitted development rights for the change of use of offices to residential, the size and commercial character of the City and the priority given to commercial development through London Plan Policy SD5, all mean that new housing development in the City of London has been delivered through ‘windfall’ development rather than through the allocation of sites. City Corporation monitoring shows that in the period 2011/12 to 2022/23, completions and permissions on windfall sites will have delivered an annual average of 175 dwellings per year. It is anticipated that windfalls will continue to deliver sufficient housing to meet the housing requirement in the City Plan. It is anticipated that windfalls will continue to deliver sufficient housing to meet the housing requirement in the City Plan.

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Chapter 4 Housing	New paragraph	PC 30 (MM4) *	Effective	<p>New paragraph after 4.1.12 (and subsequent paragraphs 4.1.13 to 4.1.15 renumbered)</p> <p>4.1.13 The City Plan includes housing delivery information at Table 1 below and a trajectory of anticipated completions against the relevant targets at Appendix 2. Table 1 below shows completions and projected completions which exceed the target of 1460 housing units over the ten-year period of the London Plan from 2019/20 to 2028/29.</p> <p>Appendix 2 shows delivery against the London Plan target from 2019/20 to 2028/29 and the standard method output of 102 per annum from 2029/30 to 2039/40. This reflects the requirement for strategic policies to cover the 15 years post plan adoption. This also shows anticipated exceedance of the targets.</p> <p>Table 2- Housing Delivery (Source City Corporation Monitoring data)</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Numbers (after any conversion)</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td>2019/20</td> <td>296</td> <td>Completions</td> </tr> <tr> <td>2020/21</td> <td>202</td> <td>Completions</td> </tr> <tr> <td>2021/22</td> <td>433</td> <td>Completions</td> </tr> <tr> <td>2022/23</td> <td>96</td> <td>Completions</td> </tr> <tr> <td>2023/24</td> <td>0</td> <td>Completions</td> </tr> <tr> <td>2024/25</td> <td>29</td> <td>Completions</td> </tr> <tr> <td>2025/26</td> <td>41</td> <td>Completions (projected)</td> </tr> <tr> <td>2026/27</td> <td>97</td> <td>Completions (projected)</td> </tr> <tr> <td>2027/28</td> <td>580</td> <td>Completions (projected)</td> </tr> <tr> <td>2028/29</td> <td>342</td> <td>Completions (projected)</td> </tr> <tr> <td></td> <td>2,116</td> <td></td> </tr> </tbody> </table>	Year	Numbers (after any conversion)	Status	2019/20	296	Completions	2020/21	202	Completions	2021/22	433	Completions	2022/23	96	Completions	2023/24	0	Completions	2024/25	29	Completions	2025/26	41	Completions (projected)	2026/27	97	Completions (projected)	2027/28	580	Completions (projected)	2028/29	342	Completions (projected)		2,116	
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Appendix 2	New appendix	PC 31 (MM5) *	Effective	<p>The housing trajectory below shows delivery against the targets over the plan period, as set out in the London Plan, and for years 2029/30 onwards as included within Strategic Policy S3 and paragraph 4.1.11-13.</p> <p>*the London Plan target of 146 per annum has been used for 2019/20 until 2028/29 and then 102 from the standard methodology for the remainder of the plan period to 2039/40</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Target* per annum</th> <th>Units</th> <th>Status</th> </tr> </thead> <tbody> <tr><td>2025/26</td><td>146</td><td>41</td><td>Completions (projected)</td></tr> <tr><td>2026/27</td><td>146</td><td>97</td><td>Completions (projected)</td></tr> <tr><td>2027/28</td><td>146</td><td>580</td><td>Completions (projected)</td></tr> <tr><td>2028/29</td><td>146</td><td>342</td><td>Completions (projected)</td></tr> <tr><td>2029/30</td><td>102</td><td>0</td><td>Completions (projected)</td></tr> <tr><td>2030/31</td><td>102</td><td>120</td><td>Completions (windfalls)</td></tr> <tr><td>2031/32</td><td>102</td><td>120</td><td>Completions (windfalls)</td></tr> <tr><td>2032/33</td><td>102</td><td>120</td><td>Completions (windfalls)</td></tr> <tr><td>2033/34</td><td>102</td><td>120</td><td>Completions (windfalls)</td></tr> <tr><td>2034/35</td><td>102</td><td>120</td><td>Completions (windfalls)</td></tr> <tr><td>2035/36</td><td>102</td><td>120</td><td>Completions (windfalls)</td></tr> <tr><td>2036/37</td><td>102</td><td>120</td><td>Completions (windfalls)</td></tr> <tr><td>2037/38</td><td>102</td><td>120</td><td>Completions (windfalls)</td></tr> <tr><td>2038/39</td><td>102</td><td>190</td><td>Completions (windfalls and capacity)</td></tr> <tr><td>2039/40</td><td>102</td><td>220</td><td>Completions (windfalls and capacity)</td></tr> <tr> <td>Total</td> <td>1,706</td> <td>2,430</td> <td></td> </tr> </tbody> </table>	Year	Target* per annum	Units	Status	2025/26	146	41	Completions (projected)	2026/27	146	97	Completions (projected)	2027/28	146	580	Completions (projected)	2028/29	146	342	Completions (projected)	2029/30	102	0	Completions (projected)	2030/31	102	120	Completions (windfalls)	2031/32	102	120	Completions (windfalls)	2032/33	102	120	Completions (windfalls)	2033/34	102	120	Completions (windfalls)	2034/35	102	120	Completions (windfalls)	2035/36	102	120	Completions (windfalls)	2036/37	102	120	Completions (windfalls)	2037/38	102	120	Completions (windfalls)	2038/39	102	190	Completions (windfalls and capacity)	2039/40	102	220	Completions (windfalls and capacity)	Total	1,706	2,430	
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Chapter 4 Housing	4.1.15	PC 32 (MM6) *	Effective	4.1.15. ...The City Corporation will work with the Mayor and London Boroughs in the preparation of a forthcoming GLA London-wide Gypsy and Traveller Accommodation Needs Assessment. If a need for such accommodation in the City was identified through this study, the City Corporation would utilise the London Plan policy and targets.																																																																				
Chapter 4 Housing	4.2.11	PC 33		4.2.11 ...On public sector owned land, the higher 50% target will be applied as set out in the London Plan, except where, in accordance with London Plan policy H4, there is a portfolio agreement with the Mayor of London.																																																																				
Chapter 4 Housing	4.2.15	PC 34		2.2.15 ...Both the The City's SHMA (2023) and SHMA Supplement (2024) found that the need for intermediate housing products was relatively low at around 12% of the need for affordable housing. Therefore, given the scale and nature of developments within the Square Mile, it is considered and that social rented units would will often most successfully address the City's affordable housing needs. However, different and innovative forms of affordable housing are being developed and the viability and suitability of particular tenures is likely to change over the Plan period. The tenure of affordable housing will therefore need to be determined on a site-by-site basis, considering having regard to evidence of need (as set out in the SHMA and its Supplement) in the City and London Plan requirements.																																																																				
Chapter 4 Housing	4.4.0	PC 35		The net loss of existing housing units, including to other residential products such as student or co-living, will be resisted because of the limited opportunities to replace it in the City.																																																																				

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Chapter 4 Housing	HS3	PC 36		The amenity of existing residents will be protected by: 1. Resisting resisting uses that would cause unacceptable disturbance from noise, fumes and smells and vehicle or pedestrian movements (new numbering proposed)
Chapter 4 Housing	HS6 (2)	PC 37		HS6 (2) Proposals for PBSA should be supported by and secured through a nominations agreement with an identified further or higher educational institutions operating in the City of London or the CAZ.
Chapter 4 Housing	HS6 (3)	PC 38		HS6 (3) 35% of student accommodation rooms on a site should be secured as affordable student accommodation as defined through the London Plan and associated guidance.
Chapter 4 Housing	4.8.3	PC 39		4.8.3 Student accommodation, like all development in the Square Mile, should meet the highest standards of accessibility and inclusive design. To help achieve this, the appropriate proportions of accessible rooms should be provided, in line with guidance issued by the Greater London Authority, which advises that the relevant part of London Plan Policy E10 Part H applies to development proposals for new non-self-contained student accommodation. In accordance with Policy VT3 disabled parking is expected to be provided for student accommodation.
Chapter 5 Offices	S4 (1)	PC 40		Increasing the City's office floorspace stock by a minimum of 1,200,000 m2 NIA (1,600,000 m2 GIA) net during the period 2021 to 2040, phased as follows: <ul style="list-style-type: none"> • 2021 – 2026 500,000m2 NIA (666,666m2 GIA) • 2026 – 2031 400,000m2 NIA (533,333m2 GIA) • 2031 – 2036 200,000m2 NIA (266,666m2 GIA) • 2036 – 2040 100,000m2 NIA (133,333m2 GIA)
Chapter 5 Offices	5.1.1	PC 41		The minimum requirement of overall office floorspace target of 1,200,000m2 net internal area (or 1,600,000m2 GIA) is derived from the estimated growth in office employment between 2021 and 2040...
Chapter 5 Offices	5.1.2	PC 42		The minimum requirement demand target is the central of three projections, based on different scenarios for office attendance, office densities, occupancy rates and employment projections. The central figure target is aligned with GLA 2022-based long term employment projections for London and the Square Mile.
Chapter 5 Offices	5.3.9	PC 43		5.3.9...Where a change in of use is proposed from office floorspace to another use,... ...It would also include where the change of use of office floorspace at ground and lower ground levels improves the vibrancy of an area by introducing more active frontages and delivering more permeable buildings and spaces. <u>Proposals involving a change of use to residential will be expected to provide viability assessments where not within or adjacent to the residential area.</u>
Chapter 6 Retail	RE2(3)	PC 44 *		3. New retail provision will be encouraged in active frontages and the The loss of convenience retail units located close to, or that meet, a local residential need will be resisted, unless it is demonstrated that they are no longer required.
Chapter 7 Culture and Visitors	S6	PC 45		S6 ...enhance the City of London's cultural infrastructure... S6 (2)a wide range of cultural infrastructure, and leisure, and recreation and visitor... S6 (3)...areas of cultural infrastructure significance including cultural buildings and leisure, and recreation and visitor facilities... S6 (5)...seeking opportunities to embed heritage in the cultural infrastructure offer... S6 (7)... supports the City's cultural infrastructure or businesses primary business or cultural role of the City... S6 (8)... especially in areas of night-time activity and around cultural infrastructure, including and tourist... S6 (9)...Maintaining the City's cultural infrastructure, including existing artworks...

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Chapter 7 Culture and Visitors	7.1.0	PC 46 *		7.1.0.....in the streets and informal spaces in between and to recognise this the plan takes forward a 'cultural ecosystem' approach deployed in the Cultural Planning Framework. The City of London contains a huge concentration of arts, leisure, recreation and cultural facilities and spaces that contribute to its uniqueness and complement its primary business function. Within the Cultural Ecosystem, cultural infrastructure makes up the primary sites where culture is either produced or consumed. This includes production in creative education, workspaces, studios, livery halls and places of worship; and consumption in museums, art galleries, cinemas, livery halls, libraries, theatres, performance venues and places of worship. Churches and other places of worship, often open for free every day of the year, are deeply embedded in the fabric of the city and are key locations for the production and consumption of culture and provide a key role in educating and understanding the history of the City and its role in the nation. These include buildings, structures and spaces where culture is either consumed (culture consumption spaces) or produced (culture production spaces) such as creative workspaces, arts galleries, studios, museums, theatres, Livery Halls, libraries, music, sports, entertainment and performance venues; and complementary uses which contribute to the primary culture, leisure and recreation function such as restaurants, retail, hotels, open spaces and tourism facilities. Cultural contributors are complementary uses that facilitate cultural infrastructure, these can include restaurants, bars, clubs, public houses, retail areas and tourism facilities.....
Chapter 7 Culture and Visitors	7.1.4	PC 47		7.1.4...and changes of use to protect existing cultural infrastructure, and leisure, recreation and visitor, arts and cultural facilities....
Chapter 7 Culture and Visitors	7.1.5	PC 48		7.1.5 The City Corporation's Cultural Planning Framework (CPF) identifies focal areas across the Square Mile, and sets a broad framework that new cultural infrastructure, visitor attractions and complementary facilities will be expected to help realise. <u>When developing cultural proposals applicants are expected to consider the recommendations of the CPF, however, following the adoption of the plan, the City Corporation will produce and consult on a Culture SPD.</u>
Chapter 7 Culture and Visitors	CV1	PC 49		CV1 (Title) Protection of Existing Cultural Infrastructure, and Leisure, Recreation and Visitor Arts and Cultural Facilities. CV1 (1).... loss of existing cultural infrastructure, and leisure, recreation and visitor visitor, arts, and cultural facilities.... CV1 (2).... Proposals resulting in the loss of <u>cultural infrastructure, and leisure, recreation and visitor</u> arts and cultural facilities.... ...Loss of facilities will only be permitted where this would facilitate the overall enhancement of <u>cultural, leisure, recreation or visitor, arts or cultural</u> provision.....an alternative <u>cultural, leisure, recreation or visitor, arts or cultural</u> use at reasonable terms for such a use....
Chapter 7 Culture and Visitors	7.2.0	PC 50		7.2.0....accommodate these uses. <u>In a cultural ecosystem approach, these arts and cultural organisations and facilities are also known as sites of cultural production and/or cultural consumption.....</u>
Chapter 7 Culture and Visitors	7.2.2	PC 51		7.2.2....applicants will be required to demonstrate that an existing cultural infrastructure, and leisure, recreation and visitor, arts or cultural <u>facilities</u> has been marketed....
Chapter 7 Culture and Visitors	CV2	PC 52		CV2 (Title) Policy CV2: Provision of <u>Cultural Infrastructure, Arts, Culture and Leisure, Recreation and Visitor</u> Facilities CV2 ...provide new <u>cultural infrastructure, leisure, recreation and visitor</u> arts, cultural and leisure facilities... CV2 (2)...on-site for <u>cultural infrastructure, arts, culture or leisure, recreation or visitor</u> facilities; CV2 (3)...make provision for <u>cultural infrastructure, arts, culture or leisure, recreation or visitor</u> facilities of a scale commensurate with the size of the development, or to provide off-site provision or contributions towards <u>cultural infrastructure, arts, culture and leisure, recreation or visitor</u> facilities and infrastructure . CV2 (4)...provision of <u>cultural infrastructure, arts, culture and leisure, recreation or visitor</u> facilities...
Chapter 7 Culture and Visitors	7.3.0	PC 53		7.3.0...The provision of new <u>cultural infrastructure, arts, culture and leisure, recreation and visitor</u> facilities....
Chapter 7 Culture and Visitors	7.3.2	PC 54		7.3.2...including the type and scale of the <u>cultural infrastructure, arts, culture or leisure, recreation or visitor</u> offer...
Chapter 7 Culture and Visitors	7.3.3	PC 55		7.3.3 <u>Cultural infrastructure, Arts, culture and leisure, recreation and visitor</u> facilities...
Chapter 7 Culture and Visitors	7.3.4	PC 56		7.3.4...management requirements of <u>cultural infrastructure and leisure, recreation or visitor</u> facilities provided in new developments prior to approval. <u>An outline robust management</u> plan for operational and management arrangements should be submitted as part of the Culture Plans at the pre-application stage, <u>to be completed in detail at application stage.</u>

Chapter	Paragraph	PC Number	Main modification reason	Amended text									
Chapter 7 Culture and Visitors	New paragraph after 7.3.3	PC 57 *		<p>New paragraph 7.3.4</p> <p>Part two of the policy requires on site provision for developments of 10,000sqm gross or more, regardless of the uplift in floorspace, but does not dictate the scale of the provision. The capacity of developments to incorporate a cultural use will be determined on a site by site basis and will be commensurate with the scale of the development.</p> <table border="1"> <thead> <tr> <th></th> <th>On Site</th> <th>Off Site</th> </tr> </thead> <tbody> <tr> <td>> 10,000sqm gross floorspace</td> <td>Yes. Provision will be commensurate with the scale of development</td> <td>Not acceptable</td> </tr> <tr> <td>< 10,000sqm gross floorspace</td> <td>Preferred. Provision will be commensurate with the scale of development</td> <td>Yes if a specific project has been identified. Provision can be through a direct intervention to support the project or through a financial contribution. As per paragraph 7.3.5, financial contributions can be pooled.</td> </tr> </tbody> </table>		On Site	Off Site	> 10,000sqm gross floorspace	Yes. Provision will be commensurate with the scale of development	Not acceptable	< 10,000sqm gross floorspace	Preferred. Provision will be commensurate with the scale of development	Yes if a specific project has been identified. Provision can be through a direct intervention to support the project or through a financial contribution. As per paragraph 7.3.5, financial contributions can be pooled.
	On Site	Off Site											
> 10,000sqm gross floorspace	Yes. Provision will be commensurate with the scale of development	Not acceptable											
< 10,000sqm gross floorspace	Preferred. Provision will be commensurate with the scale of development	Yes if a specific project has been identified. Provision can be through a direct intervention to support the project or through a financial contribution. As per paragraph 7.3.5, financial contributions can be pooled.											
Chapter 7 Culture and Visitors	CV3	PC 58		CV3 The provision of facilities that meet the needs of visitors in within new cultural infrastructure developments and in nearby open spaces...									
Chapter 7 Culture and Visitors	CV 3 (2)	PC 59*		<ol style="list-style-type: none"> 2. Structures and landscaping to enable children's play and provide facilities for school groups 3. Facilities for school groups 									
Chapter 7 Culture and Visitors	New paragraph 7.4.1	PC 60 *		<p>New paragraph 7.3.4</p> <p>Churches and other places of worship are a key component of the overall visitor experience and help create the distinctive look and feel of the City. They provide many of the facilities that visitors require such as: calm green spaces to stop and rest; shelter that is free to access; cafes and toilets; and activities for school groups. They also attract visitors with a diverse cultural, historical and religious offer.</p>									
Chapter 7 Culture and Visitors	CV4 (2)	PC 61		CV4 (2) Do not result in unacceptable adverse impacts on the amenity of neighbouring occupiers, including cumulative impacts									
Chapter 7 Culture and Visitors	CV6 (1)	PC 62		<p>CV6 (1)...public and private land and buildings;</p> <p>b. protecting existing works of art, statues, memorials and other objects of communal and cultural significance;...</p> <p>e. encouraging the use of new emerging artists, and those from under-represented groups and public art programmes</p>									

Chapter	Paragraph	PC Number	Main modification reason	Amended text
Chapter 8 Infrastructure	IN2	PC 63 * (MM 7)		<p><i>Numbers reordered:</i></p> <p>1. Development must not lead to capacity or reliability issues in the surrounding area and should therefore be designed to operate efficiently, while maintaining a high standard of infrastructure provision for occupiers capacity projections must take into account the impacts of climate change which will influence future infrastructure demand.</p> <p>2. Developers are required to demonstrate, through effective engagement with provide evidence that they have engaged with infrastructure providers at an early stage to seek to ensure that adequate utility infrastructure will be provided, both on and off the site, to serve the development during construction and operation, and that they have co-operated (where appropriate) with infrastructure providers to minimise disruption. New major residential and major non-residential development will need to provide information as part of a planning application that shows early engagement by the applicant with the sewerage and water supply network provider, to demonstrate the provider can meet their duty to ensure there is adequate water supply, foul drainage and sewage treatment capacity to serve the development.</p> <p>3. Where potential capacity problems are identified, and no improvements are programmed by the utility company, the City Corporation will require developers to demonstrate that they have sought to work collaboratively with utility providers to facilitate appropriate improvements, which may require the provision of and have explored and (where feasible) provided space within new developments for on-site infrastructure or off-site infrastructure upgrades.</p>
Chapter 8 Infrastructure	IN2	PC 64		<p>8.3.4 Developers will be required to submit written evidence from utility providers that effective engagement has been carried out. This could include a joint statement of intent endorsed by the relevant providers. Where capacity problems are identified, developers should work collaboratively with utility providers to find a solution. S106 agreements may be used to ensure continuous engagement regarding route planning and confirmation of load demands.</p>
Chapter 9 Design	S8 (4)	PC 65		<p>S8 (4) Delivers world class sustainable buildings that are adaptable and informed by, designed with best practice circular economy principles and that treat materials as a <u>valuable</u> resource.</p>
Chapter 9 Design	S8 (5)	PC 66		<p>S8 (5) Embeds climate resilience into the early design concept to and contributes to the resilience of the Square Mile; and..</p>
Chapter 9 Design	S8 (6)	PC 67		<p>S8 (6) Seeks opportunities to contribute to the wider sustainability of the City and (where relevant) neighbouring boroughs, especially where development would result in substantial <u>embodied</u> carbon emissions.</p>
Chapter 9 Design	S8 (8)	PC 68		<p>S8 (8) Delivers buildings and spaces that have the right an appropriate scale, massing, built form and layout, with due regard to the existing and emerging urban structure, building types, form and proportions identified in the Character Areas Study.</p>
Chapter 9 Design	S8 (9)	PC 69		<p>S8 (9) Optimises pedestrian movement by maximising permeability at street level, providing external and where feasible internal pedestrian routes which are inclusive, welcoming, convenient, comfortable and attractive, enhancing the City's characteristic network of accessible buildings, streets, <u>squares</u>, courts and alleys;</p>
Chapter 9 Design	9.1.0	PC 70		<p>9.1.0 As a world leading financial and professional services centre, with many important heritage assets and high quality buildings, the City requires world leading design in all aspects of the built environment, including the sustainability of new, <u>retrofitted</u> and refurbished buildings.</p>
Chapter 9 Design	9.1.1	PC 71		<p>9.1.1 Retrofitting existing buildings will in many cases result in lower whole lifecycle <u>upfront embodied</u> carbon emissions (in total, and per square metre) than demolishing and redeveloping sites, and helps to minimise the use of materials.</p>
Chapter 9 Design	9.1.3	PC 72		<p>9.1.3 An understanding of the potential for retaining and retrofitting existing buildings should therefore be the starting point for appraising site options, alongside a robust analysis of the <u>whole life-cycle</u> carbon of different development approaches.</p>
Chapter 9 Design	9.1.4	PC 73		<p>9.1.4 Options appraisals should also be informed by the potential for wider environmental <u>sustainability</u> benefits for the site, its context and the whole City before considering the many wider other design and planning matters set out in this policy and other policies throughout the Plan, and using this work to inform the design of the proposed scheme.</p>

Chapter	Paragraph	PC Number	Main modification reason	Amended text
Chapter 9 Design	9.1.5	PC 74		9.1.5 Development with a substantial embodied carbon impact should seek to incorporate environmental sustainability benefits on site or to contribute to offsite measures in the wider local area that contribute to substantial improvements for the sustainability of the City. Opportunities for such measures may vary on a site by site basis due to the specifics of the location, context, building use and type of a site.
Chapter 9 Design	DE1 (1)	PC 75		DE1 (1) Development proposals should follow adopt a retrofit first approach, thoroughly exploring the potential for retaining and retrofitting. At the project outset, potential options for retention and retrofit should be explored to reduce carbon emissions and material waste.
Chapter 9 Design	DE1 (2)	PC 76		DE1 (2) All major development must undertake an assessment of the <u>feasible</u> options for the site, in line with the City Corporation's Carbon Options Guidance Planning Advice Note, and should use this process to establish to inform the most sustainable and suitable approach for the site.
Chapter 9 Design	DE1 (3)	PC 77		DE1 (3) Development proposals should minimise whole life-cycle carbon emissions. Major developments must submit a whole life-cycle carbon assessment <u>at planning stage and post construction.</u>
Chapter 9 Design	DE1 (7)	PC 78		7. Development should be designed to incorporate circular economy principles throughout the life-cycle of the building through: <ul style="list-style-type: none"> a. Flexible building design to accommodate evolving working and living patterns, reducing the need for redevelopment; b. Floorspace adaptability to maximise the lifespan of buildings; c. Retention, refurbishment, retrofit and reuse <u>Reuse, refurbishment and retention</u> of existing buildings, structures and materials to reduce reliance on virgin resources; d. Designing for disassembly, reuse and recycling of deconstruction materials; e. Maximum use of recycled materials in development and off-site construction methods to reduce wastage; and f. Designs which enable durability, modularity, sharing of goods and services and reuse of supplies and equipment, minimising waste during the building's operational phase
Chapter 9 Design	DE1 (8)	PC 79 *		DE1 (8) Proposals for major development will be required to: <ul style="list-style-type: none"> a. Achieve a minimum BREEAM rating of "excellent" and aim for "outstanding" against the current, relevant BREEAM criteria at the time of application, obtaining maximum credits for the City's priorities (energy, water, materials, waste and pollution). Climate resilience credit should be achieved for the waste category. The adaption to climate change credit Wst 05 must be achieved in the waste category; b. Commit to achieving a minimum NABERS UK rating of 5 stars; <u>Commit to a minimum NABERS UK Base Build energy rating of 5 stars for new build and 4 stars for retrofit developments (offices only);</u> c. Demonstrate that London Plan guidance on <u>operational</u> carbon emissions and air quality requirements have been met on site.
Chapter 9 Design	9.2.0	PC 80		9.2.0 Materials – retaining <u>reducing</u> embodied carbon emissions from new build construction through retrofit and in existing buildings and materials, and <u>improving</u> resource efficiency.
Chapter 9 Design	9.2.3	PC 81		9.2.3 Proposals for substantial demolition and reconstruction should have regard to the whole-life carbon <u>whole life-cycle carbon</u> impact, resource and energy use, when compared to the existing building.

Chapter	Paragraph	PC Number	Main modification reason	Amended text
Chapter 9 Design	9.2.9	PC 82 *		<p>9.2.9 For major development (where the floorspace to be created by the development is 1,000sqm+, the site is 1 hectare or more, a residential development of 10+ dwellings, or a residential development on a site of 0.5 hectares or more) the following information should be provided:</p> <ul style="list-style-type: none"> - A BREEAM pre-assessment or design stage assessment including a summary of the credits to be targeted in each category. Planning conditions will be used to require submission of a post construction BREEAM certificate to demonstrate implementation of the approved designs, achievement of the City's priority credits and identify any performance gaps between design and completed development. - A Design for Performance (DfP) Agreement to the required Base Build NABERS UK energy rating (offices only). The DfP Agreement should set out how the design intent for energy efficiency will be maintained from design through to occupation and rating. Planning conditions will be used to require submission of a NABERS certificate after the rating period. - An energy assessment in line with the Mayor of London's Energy Planning Guidance - An options appraisal following the City Corporation's Carbon Options Guidance Planning Advice Note to develop a low carbon solution that optimises social, economic and environmental sustainability benefits - An air quality assessment to meet the requirements of the London Plan demonstrating that the development will not result in deterioration in air quality <u>be at least Air Quality Neutral</u>, in line with the City of London Air Quality SPD. - Details of collective infrastructure and other environmental sustainability improvements for the site, its context or the City as a whole, which has been incorporated to address environmental challenges. - Details of the proposed adaptation and resilience measures to make the building resilient to the climate and weather patterns it will encounter during its lifespan. <p><u>Whole life-cycle (WLC) carbon assessments in line with the London Plan Guidance and City Corporation's Carbon Options...</u></p>
Chapter 9 Design	9.2.9	PC 83		<p>9.2.9 Extensions</p> <ul style="list-style-type: none"> • If a development proposal includes an extension greater than 25% of the existing floorspace or 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. <p>For minor development</p> <ul style="list-style-type: none"> • Although minor development may provide more limited opportunities for the incorporation of sustainability features it is important that sustainability is considered at the design stage for all projects. For most minor development inclusion of sustainability information in the Design and Access Statement will suffice. • <u>For minor development that includes substantial works (including substantial retrofit, extension), more detailed sustainability information may be requested to demonstrate policy alignment, such as consideration of London Plan carbon emission targets, carbon options appraisal or BREEAM requirements.</u>
Chapter 9 Design	DE3 (7)	PC 84		DE3 (7) The need to <u>Opportunities to</u> integrate high quality public art as part of the public realm design;
Chapter 9 Design	DE4 (3)	PC 85 (MM8) *		3. Requiring all tall buildings or major developments to provide free to enter....
Chapter 9 Design	9.6.5/9.6.6	PC 86		New paragraph number 9.6.6 Retail entrances – including alterations to existing buildings – should be designed with level entrances and doorways that enable inclusive access by all.
Chapter 9 Design	DE7 (1)	PC 87		DE7(1) Development proposals will be required to demonstrate that the daylight and sunlight available to nearby dwellings and other sensitive receptors including schools, hospitals, hotels and hostels, places of worship and open spaces <u>including churchyards</u> , is appropriate for its context and provides acceptable standards of daylight and sunlight, taking account of the Building Research Establishment's guidelines.

Chapter	Paragraph	PC Number	Main modification reason	Amended text
Chapter 9 Design	DE8 (1)	PC 88		DE8(1) Development should be designed in ways that consider the impacts of internal and external lighting and should include measures to reduce energy consumption, avoid spillage beyond where it is needed and protect the amenity of light-sensitive uses such as housing, hospitals, <u>places of worship</u> , relevant open spaces <u>including churchyards</u> and community uses. The design of lighting should be informed by the potential impacts on biodiversity and should seek to make the City a safer and more welcoming place to be for all its communities after dark.
Chapter 10 Transport	S9 (4)(h)	PC 89		S9 (4)(h) Requiring developers to demonstrate, through Transport Assessments, Construction Logistics Plans, Travel Plans, Cycling Promotion Plans and Delivery and Servicing Plans
Chapter 10 Transport	Figure 7	PC 90		Figure 7: Temples
Chapter 10 Transport	10.1.6	PC 91		10.1.6 The City Corporation will work with TfL <u>and Network Rail</u> to prioritise investment in accessibility improvements to underground, DLR and mainline rail stations and will seek to identify opportunities to introduce step free access as part of new developments and major refurbishments.
Chapter 10 Transport	10.2.7	PC 92		10.2.7.... Applicants should <u>work with relevant stakeholders such as TfL and Network rail</u> and discuss the scope of the transport documentation required early in the pre-application stage to ensure that it provides evidence tailored to the City's specific circumstances.
Chapter 10 Transport	10.3.0 to 10.3.5	PC 93*		10.3.0 The low numbers of private motor vehicles in the City mean that delivery and service vehicles have a relatively greater impact on traffic congestion and air quality, especially in areas of high-density development and narrow streets. <u>Noise from freight vehicles moving on City streets and movements within servicing bays can impact the amenity of residents and workers.</u> Efficient off-street servicing and delivery arrangements are vital to keep the City's traffic moving and thereby avoid air pollution caused by stationary traffic.
Chapter 10 Transport	VT3 (4)	PC 94*		4. All off-street <u>non-residential bays for car parking facilities</u> must be equipped with <u>active</u> electric vehicle charging points <u>usable from the outset.</u>
Chapter 10 Transport	10.7.4	PC 95		10.7.4 Healthy Streets Plans will be developed by the City Corporation, <u>working jointly with neighbouring boroughs where appropriate,</u> to cover the following areas: City Cluster; Fleet Street; Liverpool Street; Aldgate, Tower and Portsoken; Bunhill, Barbican and Golden Lane; Fenchurch Street; Bank and Cheapside; and Riverside.'
Chapter 10 Transport	Figure 10	PC 96		Figure 10: Temples
Chapter 10 Transport	Figure 11	PC 97		Figure 11: Temples
Chapter 10 Transport	10.9.1	PC 98		10.9.1 "TfL Cycleways <u>and the TfL cycle hire scheme...</u> will be prioritised."
Chapter 10 Transport	AT1 (c)	PC 99		AT1 (c) <u>Opportunities to enable improved and new connections through to mainline railway stations to promote use.</u>
Chapter 10 Transport	AT2	PC 100		... incorporating sufficient shower and changing facilities, and lockers/storage to support walking and cycling in accordance with the London Cycling Design Standards <u>or similar future standard.</u>
Chapter 10 Transport	AT3 (5)	PC 101		AT3 (5) Opportunities to provide space for dockless parking <u>and TfL cycle hire docks</u> should be explored where development would create or have an impact on existing public realm.
Chapter 10 Transport	AT3 (2)	PC 102 *		AT3 (2) <u>In exceptional circumstances, if London Plan minimum long stay standards cannot be fully met for office developments, a contribution towards improvements to cycle infrastructure in the City will be secured through s106 planning obligations.</u> All long stay cycle parking must be secure, undercover and preferably enclosed, in accordance with the London Cycle Design Standards.
Chapter 10 Transport	10.10.1	PC 103		10.10.1 A robust justification for failure to comply with London Plan minimum long stay standards will be required. This will be considered on a case-by-case basis as part of pre-application discussions. <u>A contribution towards improvements to cycle infrastructure in the City will be secured through s106 planning obligations proportionate to the under-provision. Exceptional circumstances in relation to the provision of long stay cycle parking are likely to relate to individual site constraints.</u> This could include when the provision of long stay cycle parking would require the excavation and construction of a larger basement than the existing, where this would result in significant embodied carbon emissions.
Chapter 10 Transport	10.10.2	PC 104		10.10.2 The temporary use of cycle parking areas for other ancillary functions may be acceptable where it is demonstrated that there is a lack of demand for cycle parking. Utilisation will be monitored through Travel Plans and cycle parking will need to be reintroduced <u>as demand rises.</u>

Chapter	Paragraph	PC Number	Main modification reason	Amended text
				<i>Existing wording in 10.10.2 to move to 10.10.3, etc.</i>
Chapter 12 Open Spaces and Green Infrastructure	12.3.4	PC 105 *		12.3.4 The City Corporation has long championed green roofs and continues to actively encourage them. The City Corporation will seek the provision of trees and landscaping in all development where this is possible and appropriate, including through the design of public realm and sustainable drainage systems. This can take many forms and require careful design, installation and regular maintenance.
Chapter 12 Open Spaces and Green Infrastructure	12.4.2	PC 106		12.4.2. 'Barbican Estate, and St Alphage's Garden and Barber Surgeons' Garden'.
Chapter 12 Open Spaces and Green Infrastructure	12.4.5	PC 107		12.4.5. Biodiversity Metric (DBM)-4.0'.
Chapter 13 Climate Resilience	S15	PC 108*		Buildings and the public realm must be designed to be adaptable to future climate conditions and resilient to more frequent extreme weather events. <ol style="list-style-type: none"> 1. Development must minimise the risk of overheating and any adverse contribution to the urban heat island effect; 2. Development must address the impacts of the urban heat island effect; 3. Development must avoid placing people or essential infrastructure at increased risk from river, surface water, sewer or groundwater flooding; 4. Flood defence structures must be safeguarded and enhanced to maintain protection from sea level rise; and 5. Development should contribute towards making the City more resilient and should seek opportunities to integrate into wider climate resilience measures in the City.
Chapter 13 Climate Resilience	13.1.2-3	PC 109		13.1.4 For all major development, the City Corporation will require climate adaptation and resilience to be addressed at the design stage. Sustainability Statements should include details of the proposed adaptation and resilience measures. Energy statements should demonstrate how energy demand for cooling will be minimised. BREEAM credits for adaptation to climate change should be targeted. 13.1.5 For minor development, the Design and Access Statement should include details of climate resilience and adaptation measures.
Chapter 13 Climate Resilience	CR1	PC 110*		2. Building designs should minimise any contribution to the urban heat island effect. Development should prepare for and adapt to future climate scenarios and rising temperatures. Building design including materiality, energy strategies, and greening must minimise urban heat island effects. Development should consider future weather projections to ensure heat risk is addressed over the development lifespan. Opportunities should be sought to incorporate features that provide shade and shelter in the public realm.
Chapter 13 Climate Resilience	13.2.0	PC 111*		13.2.0 Development presents an opportunity to renew or adapt the existing building stock and public spaces, or provide new buildings and spaces, which will cope better with changing climate patterns. Building design, including orientation, materiality, building servicing and greening can manage heat risk and address the urban heat island effect. The design of buildings should reduce energy demands from cooling infrastructure, making them more resilient to higher temperatures. Measures such as urban greening and design features that provide shade and shelter can have a positive impact on or near the building, minimising the urban heat island effect (see Policy OS2).
Chapter 13 Climate Resilience	13.2.2	PC 112*		13.2.2 For all major development, the City Corporation will require climate adaptation and resilience to be addressed at the design stage. Sustainability Statements should include details of the proposed adaptation and resilience measures. Energy statements should demonstrate how energy demand for cooling will be minimised. BREEAM credits for adaptation to climate change should be targeted. 13.2.3 For minor development, the Design and Access Statement should include details of climate resilience and adaptation measures. 13.2.2 Designing for present weather conditions will leave buildings vulnerable to changes in climate. UK Climate projections (UKCP18) and CIBSE Future Design Summer Year (DSY) provide future weather data for London. Development should take into consideration future weather projections to identify the impacts of a changing climate. A better understanding of the impacts of the changing climate should help developments integrate adaptive design measures that increase the resilience of their buildings and address the urban heat island effect, now and into the future.

Chapter	Paragraph	PC Number	Main modification reason	Amended text
Chapter 13 Climate Resilience	13.3.7	PC 113		13.3.7 fitting non-return valves, positive pump devices or similar on plumbing to prevent sewer surcharge within the building.
Chapter 13 Climate Resilience	13.5.0	PC 114		13.5.0 The Thames Estuary 2100 (TE2100) project plan and City of London Riverside Strategy recognises the need for the raising of flood defences by up to 0.5m by 2050 and up to a further 0.5m by 2100.
Chapter 13 Climate Resilience	13.5.1	PC 115		13.5.1 Discussions with the Environment Agency will be required to establish the most effective designs for improved flood defences and to incorporate an appropriate and adequate minimum set back from the defences to allow for future maintenance and raising in line with the TE2100 Plan.
Chapter 13 Climate Resilience	13.5.2	PC 116		13.5.2 A strategic approach to flood defence raising will enable riparian developers to design buildings and the riverside environment to accommodate higher flood walls in line with TE2100 requirements . Riparian owners are responsible for the maintenance and enhancement of flood defences.
Chapter 13 Climate Resilience	13.6.4	PC 117		13.6.4. The City Corporation has an agreement with the London Borough of Bexley and participates in the South-East London Joint Waste Planning Group, which comprises the boroughs of Bexley, Bromley, Greenwich, Lewisham and Southwark along with the City of London. The Group has identified sufficient waste management capacity up to 2036 to meet the combined apportionment of each of its individual members. The City will continue to contribute to London-wide waste planning through membership of the London Waste Planning Forum. It will continue to work with the GLA, the Environment Agency and other waste planning authorities to improve waste planning, including where any surplus capacity is identified. The City Corporation will monitor waste movements to waste locations outside London and share the data with the GLA regularly.
Chapter 13 Climate Resilience	13.7.7	PC 118		13.7.7 The City Corporation will continue to work with the Port of London Authority, Marine Management Organisation, the Thames Estuary Partnership and the Environment Agency to enable sustainable use of the River Thames for the movement of freight and waste, including the reduction of emissions from river transport, and with Network Rail for any potential movement by rail.
Chapter 14 The Temple, the Thames Policy Area and the Key Areas of Change	Figure 21 and Figure 22	PC 119		<i>Amendment to Figures 21 and 22 to update the City Flood Risk Area as per latest Environment Agency data.</i>

Table 2- March 2025 Statements of Common Ground

Minor amendments which arose through Statements of Common Ground with the Greater London Authority and Transport for London.

Chapter	Paragraph	PC Number	Main modification reason	Amended text
Chapter 10 Transport	10.10.1	Superseded		A robust justification for failure to comply with London Plan minimum long stay standards will be required. This will be considered on a case-by-case basis as part of pre-application discussions. A contribution towards improvements to cycle infrastructure in the City will be secured through s106 planning obligations proportionate to the under-provision.
Chapter 10 Transport	Policy VT3	Superseded		All off-street non-residential car parking facilities bays must be equipped with active electric vehicle charging points usable from the outset.
Chapter 15 Implementation	Policy S26	PC 120		<i>Amendment to PC 103 and 104 (LD26)</i> (2) Prioritising affordable housing and necessary public transport improvements, aligned with London Plan policy DF1, when seeking planning obligations. (3) Requiring s106 planning obligations having regard to the impact of the obligation on the viability of development, for: Remove 2(b) and reorder b-g
Chapter 11	11.4.0	PC 121		The City Corporation has interpreted the ToL's OUV through an analysis of attributes and this has informed the contour lines of the City Cluster in policy S12. Policy HE3 preserves, and seeks to enhance, the ToL's OUV, as experienced in the relevant views, including those where the City Cluster is visible.

				Applicants will be required to submit a Heritage Impact Assessment along with the planning application <u>that shows how the OUV of the Tower of London has been interpreted</u>
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PART 2

Table 3- Statements of Common Ground- potential changes

Changes 122 to 126, 135 and 143 reflect the agreed position within the following Statements of Common Ground: SOCG16, SOCG17, SOCG19 and SOCG20.

PC 136, 141 and 142 relate to SOCG1A with LB Hackney.

PC 133 and 140 relate to changes agreed with Historic England and Bevis Marks Synagogue in SoCG9A and SoCG24A.

PC 127 to 132, 134, 137 to 139 relate to changes within the Historic England in SoCG9A.

Chapter	Paragraph	PC Number	Reason	Description of changes						
	Policies Map	PC 122		<p><i>Location and description of the potential changes to the tall buildings contours which have been subject to further Strategic View Impact Assessment and Heritage Impact Assessment (HTB36-40) as set out below.</i></p> <table border="1"> <tr> <td><i>1-2 Minster Court</i></td> <td><i>Potential minor amendments over this site to create the possibility of heights of between 90m –100m and 100m-120m subject to further SVIA and HIA</i></td> </tr> <tr> <td><i>New London House</i></td> <td><i>Minor adjustments may be appropriate subject to further SVIA and HIA</i></td> </tr> <tr> <td><i>30 Fenchurch Street</i></td> <td><i>Minor adjustments may be appropriate subject to further SVIA and HIA</i></td> </tr> </table>	<i>1-2 Minster Court</i>	<i>Potential minor amendments over this site to create the possibility of heights of between 90m –100m and 100m-120m subject to further SVIA and HIA</i>	<i>New London House</i>	<i>Minor adjustments may be appropriate subject to further SVIA and HIA</i>	<i>30 Fenchurch Street</i>	<i>Minor adjustments may be appropriate subject to further SVIA and HIA</i>
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Chapter 11 Heritage and Tall Buildings	Figure 14	PC 123		Change to show Broadwalk House Site as an area suitable for tall buildings
Chapter 11 Heritage and Tall Buildings	Figure 15	PC 124		Change to show Broadwalk House site contours
Chapter 2 Spatial Strategy	Key Diagram	PC 125		Change to show additional Tall Building Site at Broadwalk House on Key Diagram
Chapter 2 Spatial Strategy	2.1 (10)	PC 126		10. Designated strategic and local views will inform development, with tall buildings focused in the City Cluster, and the Fleet Valley and the Broadwalk House site, which are identified as areas suitable for tall buildings.
Chapter 11 Heritage and Tall Buildings	HE1 (6)	PC 127	HE agreed	6. Development in conservation areas should preserve, and where possible, enhance and better reveal the character, appearance and significance of the conservation area and its setting. The buildings and features that contribute to the character, appearance, setting or significance of a conservation area should be conserved and opportunities to enhance conservation areas should be considered sought <u>where appropriate</u> .

Chapter 11 Heritage and Tall Buildings	HE1 (8)	PC 128		8. Development in the defined immediate setting of Bevis Marks Synagogue and The Monument should will be carefully managed to preserve, and where possible, enhance the elements of setting that contribute to the significance of these heritage assets
Chapter 11 Heritage and Tall Buildings	11.2.1	PC 129		<p>The City Corporation has identified ‘immediate setting’ areas around the Monument and Bevis Marks Synagogue, both of which are Grade I listed heritage assets in the City (the Monument is also scheduled) and require special consideration and protection, given their outstanding architectural and historic significance and, for these particular buildings, the critical contribution of <u>their immediate setting to that significance. This includes features and characteristics of the enclosures around them, and the space that remains.</u></p> <p><u>It should be noted that the contribution that any part of the totality of a setting makes to the significance of a designated heritage asset is afforded protection by relevant legislation, national policy and Policy HE1. This would include consideration of impacts on sky space in views, where this enables aspects of their significance to be appreciated. The identification of the immediate settings of the Monument and Bevis Marks synagogue in policy is therefore intended to further strengthen their protection.</u></p>
Chapter 11 Heritage and Tall Buildings	11.2.12	PC 130		All tall building proposals should be accompanied by a Heritage Townscape Visual Impact Assessment that includes computer generated visualisations to illustrate the likely visual impacts of the proposed development, taking account of the cumulative impact of other proposed, permitted and existing tall buildings. Digital massing models of tall buildings should be submitted, in appropriate formats. The City Corporation will use these models to assess the impact of tall buildings on the local, City-wide and London-wide historic environment , townscape and skyline, including their cumulative effects.
Chapter 11 Heritage and Tall Buildings	11.2.13	PC 131		The City Corporation’s Character Areas Study provides an overview of the City’s overall significance including a Statement of Significance for key strategic assets, like St Paul’s Cathedral; The Monument; and the Tower of London. It identifies the principle attributes that contribute to the significance of these assets and their settings, which should be protected, enhanced, better revealed or celebrated. The study also divides the City into nine character areas having shared characteristics, and provides a thorough assessment of the core heritage typologies in the area, highlighting the key aspects that contribute to their significance. <u>Many aspects of the St Paul’s Setting Study (commissioned and produced by Historic England and the Cathedral) offers further helpful detail and advice on how the setting of the Cathedral can be considered and managed in relation to development proposals in order to conserve its role in contributing to significance.</u> Applicants should draw reference to the Character Areas Study <u>and the Setting Study (where appropriate)</u> to understand their site’s significance and the key attributes of significance they should consider
Chapter 11 Heritage and Tall Buildings	S12 (3)	PC 132		3. 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 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 <u>respects both heritage significance and townscape character</u> , creating a coherent cluster form and a varied and animated skyline, and should have architectural integrity.
Chapter 11 Heritage and Tall Buildings	S12 (5)	PC 133	HE and BM agreed	5. The suitability of sites for tall buildings within the identified areas <u>will depend on the sensitivity of the relevant context to such proposals.</u> and Their design, height, scale and massing should ensure that they take into consideration local <u>take into consideration local</u> preserve and enhance the significance of heritage assets and take into consideration other localised <u>take into consideration other localised</u> factors relating to townscape character and microclimate.
Chapter 11 Heritage and Tall Buildings	S12 (8) (c)	PC 134		8c. the significance of heritage assets and their immediate and wider settings.

Chapter 11 Heritage and Tall Buildings	11.5.4	PC 135 (supersedes change from LD26)		For the purposes of Policy D9 of the London Plan, the The tall buildings areas identified as being appropriate locations for tall buildings are the City Cluster, and Fleet Valley and Broadwalk House site areas. A comprehensive analysis of the character of the City informed the location of these tall building areas. The study found that, given its historic nature, and the prominence in local and wider strategic views, all parts of the Square Mile are sensitive or very sensitive to <u>new</u> tall buildings. The City Cluster and Fleet Valley areas are the only broad areas found to be less sensitive and less constrained relative to other areas. Outside the identified tall building areas, <u>new</u> tall buildings, particularly on sites where there is no tall building currently, would be likely to have significant impacts on heritage assets and on protected views from places within and outside the Square Mile, and could significantly undermine the prevailing townscape and character of the area.
Chapter 11 Heritage and Tall Buildings	11.5.6	PC 136		11.5.6 The heights of the buildings in the City Cluster, and Fleet Valley and Broadwalk House site areas were determined through extensive three dimensional modelling and mapping, informed by a detailed assessment of how the proposed massing of tall buildings in these areas could potentially impact the wider City and pan-London skyline. Both These areas were assessed based on specific criteria, including the London Views Management Framework (LVMF), St Paul's Heights, Monument Views, Tower of London approaches and representative views, and local strategic views.
Chapter 11 Heritage and Tall Buildings	11.5.12	PC 137		Within and in close proximity to the City Cluster, there are numerous heritage assets with the potential to be affected by tall buildings including a number of conservation areas partially within the Cluster itself . The location, siting, bulk, massing, height and design of tall buildings should be informed by the potential impact on <u>all</u> heritage assets, while recognising the juxtaposition of old and new architecture that already exists and that, in many instances, makes a positive contribution to the character of the Square Mile.
Chapter 11 Heritage and Tall Buildings	11.5.13	PC 138		Within and in close proximity to the City Cluster, there are numerous heritage assets with the potential to be affected by tall buildings including a number of conservation areas partially within the Cluster itself . The location, siting, bulk, massing, height and design of tall buildings should be informed by the potential impact on <u>all</u> heritage assets, while recognising the juxtaposition of old and new architecture that already exists and that, in many instances, makes a positive contribution to the character of the Square Mile.
Chapter 11 Heritage and Tall Buildings	11.6.6 (a)	PC 139		A revised and updated Protected Views Supplementary Planning Document (SPD) will be produced by the City Corporation, and will be informed by both public consultation and the evidence and views gathered as part of the plan making process.
Chapter 11 Heritage and Tall Buildings	S21 (6)	PC 140	HE and BM agreed	6. Ensuring development proposals have regard to the immediate setting of Bevis Marks Synagogue (as set out in the Policy Map).
Chapter 14 The Temple, the Thames Policy Area and the Key Areas of Change	S25: Liverpool Street	PC 141		12. Supporting development which preserves and enhances Conservation Areas and their settings, including South Shoreditch Conservation Area which lies to the north-west of the site and any relevant local views along with other heritage assets, such as the <u>Grade II* listed Webb Terrace.</u>
Chapter 14 The Temple, the Thames Policy Area and the Key Areas of Change	14.10.1	PC 142		14.10.1 Where feasible, additional urban greening and the creation of green urban spaces will be encouraged. Impact of development on local views, heritage assets and <u>the Bishopsgate and New Broad Street Conservation Areas and the South Shoreditch Conservation Area in LB Hackney will be material considerations in decision-making. All proposals for taller buildings must respect local character and historic townscapes including those in adjoining boroughs.</u>

Policies Map

PC 143

SOCG19 A
(Addendum)

Amendments to the contours to include new tall building site at Broadwalk House as per the below:



CITY OF LONDON
LOCAL PLAN
MAY 2025 AMENDMENTS TO
SUBMITTED PLAN
POLICIES MAP E
May 2025
Broadgate Tall Building Site

KEY

- Administrative Boundary of the City of London
- Tall Buildings contours (m AOD)
 - 75
 - 80
 - 90
 - 100
 - 120
 - 140
 - 160
- Dashed line represents contours that overlap, with labels showing the heights of the highest contour and lowest contour.

This Policies Map is one of five covering the City of London. See also Policies Maps A, B, C and D.

SCALE 1:1500

CITY OF LONDON
ENVIRONMENT DEPARTMENT

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