

The Town and Country Planning (Local Planning) (England) Regulations 2012

Air Quality Supplementary Planning Document

Adoption Statement

June 2026



1. This adoption statement is published to meet the requirements of Regulation 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
2. The City of London Air Quality Supplementary Planning Document (SPD) was adopted on 22 June 2026. The SPD will be implemented from 16 November 2026. The purpose of the SPD is to provide guidance on the application of policies relating to air quality within the City Plan 2040.
3. In accordance with Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 formal public consultation on the draft SPD was conducted between 16 March and 15 April 2026. Pursuant to section 23(1) of the Planning and Compulsory Purchase Act 2004, the City Corporation made modifications to the SPD following consultation. Appendix 1 to this statement sets out the modifications made to the SPD to take account of representations made during the consultation period and other matters the City Corporation considered relevant, including factual and clarification corrections.
4. An Equalities Assessment Screening was completed and a full screening is not considered necessary for the implementation of the SPD. A Strategic Environmental Assessment (SEA) screening was completed and concluded that a full SEA is not required.
5. In accordance with Regulations 14 and 35 (1) of the Town and Country Planning (Local Planning) (England) Regulations 2012, this Adoption Statement and the Air Quality SPD is published on the City Corporation website at <https://www.cityoflondon.gov.uk/services/planning/planning-policy/planning-guidance> and will be made available for inspection at the following locations for 3 months:
 - Guildhall North Wing Reception
 - Artizan Library
 - Barbican Library
 - Guildhall Library
 - Shoe Lane Library
6. A copy of this Adoption Statement will also be sent to all contacts registered on the City Corporation's Local Plan Consultation Database and to those that made representations during the consultation period.
7. Pursuant to Section 11(2) of the Town and Country Planning (Local Planning) (England) Regulations 2012 any person with sufficient interest in the decision to adopt the SPD may apply to the High Court for permission to apply for judicial review of that decision. Any such application must be made promptly and, in any event, not later than 3 months after the date on which the SPD was adopted (by 21 September 2026).
8. If you have any questions or require further information, please email PlanningPolicyConsultations@cityoflondon.gov.uk.

Schedule of changes to Air Quality Supplementary Planning Document

Page	Change	Reason for Change
1	'Draft for consultation' removed, date changed to June 2026	Move to final document.
3	Abbreviations table updated	To reflect abbreviations in the final document.
4	'Pollution' change to ' <i>pollutants</i> '	Following consultation comments. Pollutants is the correct word to use in the sentence.
4	Changes to acronyms throughout the document and consistency with terminology	Following consultation comments.
4	2040 added to City Plan	Following consultation comments. For clarity and consistency.
4	'very' added to fine particulate matter	For clarity.
4	Key actions changed to key <i>considerations</i>	For clarity.
4	The primary aim therefore is for development in the City of London to minimise emissions of nitrogen oxides (NO _x) and particulate matter (PM ₁₀ and PM _{2.5}) and have zero operational emissions changed to The primary aim therefore is for development in the City of London to have <i>zero operational emissions of nitrogen oxides (NO_x) and particulate matter (PM₁₀ and PM_{2.5})</i>	For clarity.
5	Added ' <i>including deconstruction and demolition</i> ' to 'construction'	Following consultation comments. For clarity.
5	Applications subject to an Environmental Impact Assessment (EIA) will also be required to submit evidence that the proposed development is Air Quality Positive changed to	For clarity.

Page	Change	Reason for Change
	Applications subject to an Environmental Impact Assessment (EIA) will also be required to submit <i>an Air Quality Positive (AQP) Statement</i> .	
6	'The largest' changed to 'A significant'	Following consultation comments. For clarity.
6	Removed the word <i>below</i> before $\leq 27\text{mg/kWh}$	Unnecessary word in this context.
6	Moved the paragraph on 'combined heat and power' to after the paragraph on 'biomass'	To improve the flow of the document.
6	Changed the required emission rate for NOx from CHP plant from 95 mg/Nm^3 to: <i>CHP Engines $\leq 500\text{kW}_e$ – 50 mg/Nm^3.</i> <i>CHP Engines $> 500\text{kW}_e$ – 25 mg/Nm^3.</i>	Following consultation comments. The revised emission rates are considered to be best available technology.
6	Testing should not be completed during 'still weather' changed to ' <i>light wind</i> ' (<i>which is described as less than 5mph</i>)	Following consultation comments. For clarity.
6	<i>The DAQI should be taken from the contractor for City of London Air Quality Monitoring Data, available at https://www.cityoflondon.gov.uk/services/environmental-health/air-quality/air-quality-monitoring</i> added	Following consultation comments. For clarity.
7	Delivery and Servicing Plans amended to <i>Delivery and Servicing Management Plans</i>	To correct the title.
7	For DSMP requirements: The number of vehicle trips to be avoided through implementation of the DSMP. This should be at least 50% changed to <i>The unmitigated predicted vehicle trips should be reduced by at least 50%.</i>	Following consultation comments. For clarity.
7	<i>Implementation of a no idling policy</i> added to DSMP requirements	Following consultation comments.
9	A Construction Logistic Plan (CLP).. added: <i>which includes construction, deconstruction and demolition</i>	Following consultation comments. For clarity
9	The City Corporation encourages contractors to go above these standards and use electric NRMM where available	

Page	Change	Reason for Change
	<p>changed to</p> <p>The City Corporation encourages contractors to go above these standards and use <i>alternatives to diesel</i> NRMM where available</p>	
9	<p>power</p> <p>changed to</p> <p><i>charge and/or power</i></p>	Following consultation comments. For clarity.
10	<i>education</i> added to the public health category of offsetting costs allocation	Following consultation comments.
11	Added: <i>The approach detailed in this SPD removes the requirement for cumulative assessment for the majority of development. All developments are required to remove operational emissions or reduce them as far as is reasonably practicable.</i>	Following consultation comments.
11	<p>Therefore, an AQN Assessment is not required unless either of the Building Emissions Benchmarks or Transport Emissions Benchmarks in the AQN guidance are exceeded. In this event, the Air Quality Team should be consulted.</p> <p>replaced with</p> <p><i>Where AQN exclusions are applicable, only a short statement to confirm the development is AQN is required. In the event that either of the Building Emissions Benchmarks or Transport Emissions Benchmarks are exceeded, the Air Quality Team should be contacted. A development will not be subject to offsetting via AQN, only through the City of London methodology for air pollution damage costs.</i></p>	Following consultation comments.
11	<p>Added:</p> <p><i>All relevant pollution sources, both existing and consented, should be included in the model.</i></p>	Following consultation comments. For clarity.

Page	Change	Reason for Change
12	Deleted: <i>Details of any consented developments in the locality that may lead to a cumulative impact upon air quality.</i>	Following consultation comments.
12	Building plant emissions replaced with <i>Operational combustion plant emissions</i>	For consistency.
12	Added: A summary describing the health impact of the predicted exposure.	Following consultation comments.