

City Plan 2040

Duty to Cooperate Statement: Update Report



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1. Introduction

The City of London Duty to Cooperate Statement 2021 ([City Plan 2036 Proposed Submission Draft Duty to Cooperate Statement \(cityoflondon.gov.uk\)](https://www.cityoflondon.gov.uk)) is the main location for information relating to how the City Corporation has complied with the duty to cooperate up to March 2021. This report sets out an update on these matters for the period post 2021 to the Regulation 19/20 stage in April 2024.

This sets out updates in relation to the following matters:

- Key terms
- Legal context
- Changes to statutory consultees
- Local plan timetables or key documents from Duty to Cooperate Bodies
- Statements of Common Ground updates
- How the City Plan 2040 reflects the Duty
- Other evidence updates

The intention behind this statement is to set out how the City Corporation has complied with the duty to cooperate. It sets out the relevant strategic matters and how they have been resolved, who it has co-operated with and on which strategic matters, the nature and timing of the co-operation (see Appendix 1), and the outcomes of the co-operation, including how it has influenced the plan (see section 7).

2. Key Terms

Following the previous Regulation 19 publication which took place in March 2021, some further work has been completed to address matters of non-conformity with the London Plan, and other issues arising in the consultation. As a result the plan period has been amended and the local plan is now known as the City Plan 2040. It will replace the adopted City of London Local Plan 2015.

In London, unlike in much of England, local plans are prepared in the context of a regional spatial development strategy known as the London Plan which is produced by the Mayor of London. Following the previous round of the Regulation 19 local plan, the Mayor of London has published his London Plan (2021). The City's Local Plan, like those of the London boroughs, must now be in general conformity with the London Plan (2021). The London Plan forms part of the statutory development plan for the City of London, along with the City's Local Plan.

3. Legal Updates

The national policy context has been updated since the previous DTC statement was produced, and the latest version is now the National Planning Policy Framework (NPPF), December 2023. The changes since 2021 generally related to a greater emphasis on mitigating the impacts of climate change, place-making and production of design codes, rather than anything related to plan-making processes. These amendments, alongside that of the 2023 update have been reflected within the content of the City Plan policies.

Planning Policy Guidance (PPG) is also updated regularly, with no changes relating to plan-making sections since 2021.

4. Changes to Statutory Consultees

The duty applies to local planning authorities and county councils in England, together with certain other public bodies which are prescribed in the Town and Country Planning (Local Planning) (England) Regulations 2012. Any changes post 2021 relate to name changes of DTC bodies and introduction on local nature partnerships alongside local enterprise partnerships. For clarity, the relevant prescribed bodies with which the City Corporation must co-operate are currently:

- The Mayor of London
- London Borough of Camden
- London Borough of Hackney
- London Borough of Islington
- London Borough of Lambeth
- London Borough of Southwark
- London Borough of Tower Hamlets
- City of Westminster
- Transport for London
- The Environment Agency
- Historic England
- Natural England
- The Civil Aviation Authority
- Homes England
- The Marine Management Organisation
- Integrated Care Boards (formally Clinical Commissioning Groups)
- The Office of Rail Regulation
- The Highways Agency

5. Local Plan updates

Table 1 summarises the current status of the local plans being produced by neighbouring boroughs.

Table 1

Authority	Local Plan status
City of Westminster	The adopted Local Plan is the Westminster City Plan (2021) and saved policies from the Unitary Development Plan. Westminster is currently undergoing a partial review with Regulation 19 consultation taking place between March and April 2024.
London Borough of Southwark	The New Southwark Plan was adopted in February 2022.
London Borough of Islington	A new Islington Local Plan was adopted in 2023.
London Borough of Tower Hamlets	The Tower Hamlets Local Plan 2031 was adopted in January 2020. The Plan is currently being reviewed, with Regulation 18 consultation recently concluded and Regulation 19 Consultation planned for summer 2024.
London Borough of Camden	The Camden Local Plan was adopted in July 2017. Consultation on a draft new Local Plan took place in January - March 2024. A Draft Site Allocations Local Plan was also consulted upon in 2020 and December 2021 - January 2022. Site allocations are now being taken forward as part of the Local Plan.
London Borough of Hackney	The Hackney Local Plan 2033 was adopted in July 2020.
London Borough of Lambeth	The adopted Local Plan is the Lambeth Local Plan 2021. Regulation 19 consultation on the Site Allocations DPD is currently underway.

Table 1: Current status of local plans being produced by neighbouring boroughs to the City of London

In addition, the City Corporation actively engages with the Mayor of London in preparation of the London Plan and associated strategies. Update on the London Plan and LPG produced since 2021.

Other bespoke meetings are also carried out to facilitate engagement with other key stakeholders, such as regular meetings with Historic England. These meetings, which have taken place since 2021 are also listed in Appendix 1.

6. Statement of Common Ground Updates

The Statements of Common Ground (SoCG) all set out how the City Corporation has cooperated with its neighbouring bodies in preparation of the City Plan 2040. These SoCG are as at May 2024 and are available at the following link: [City Plan 2040 - City of London](#)

- London Borough of Camden
- London Borough of Hackney
- London Borough of Islington
- London Borough of Lambeth
- London Borough of Tower Hamlets
- London Borough of Southwark
- City of Westminster
- Waste Statement of Common Ground with:
 - Thurrock Council
 - Surrey County Council
 - Essex County Council
 - Walsall Borough Council
 - Kent County Council
 - London Borough of Bexley
 - London Borough of Brent
 - London Borough of Havering
 - London Borough of Merton
 - London Borough of Newham

7. How City Plan 2040 reflects the DTC

The full detail of how amendments to the City Plan reflect representations received are set out in the Consultation Statement (August 2024). This section summarises the key issues raised by the designated DTC bodies (as set out in section 4) in the 2021 Regulation 19 consultation, any comments received during the 'informal engagement' in Summer 2023 and the key outcomes of other DTC discussions.

The Mayor of London responded to the Regulation 19 consultation raising matters relating to:

- Non-conformity in relation to London Plan design and tall buildings policies
- Reflection of housing targets of the London Plan within the City Plan for the period up to 2029
- Tenure split requirements and affordable housing approaches to reflect the London Plan
- The need to deliver office floorspace requirements and appropriate monitoring processes
- Enhanced emphasis on the role the City can play in delivering diverse night time economy uses
- Seek out opportunities for the management of waste with other boroughs.

As a result extensive further evidence was commissioned in relation to tall buildings, heritage impacts and office space requirements which is available here: [Evidence: Draft City Plan 2040 - City of London.](#)



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Detailed 3D modelling has also been undertaken, which is available alongside the City Plan.

Further bespoke meetings took place with Greater London Authority officers covering matters relating to the evidence and approach to tall buildings and heritage, as listed in Appendix 1.

London Borough of Camden- a series of duty to cooperate sessions have taken place since the 2021 Regulation 19 version of the City Plan, covering plan-making timetables and discussion of issues covered in the Statement of Common Ground. Full details are set out within the Statement of Common Ground.

London Borough of Hackney- a series of duty to cooperate sessions have taken place since the 2021 Regulation 19 covering matters such as plan timetables, cross-boundary matters and other policy documents being produced by the parties. Full details are set out within the Statement of Common Ground.

London Borough of Islington- a series of duty to cooperate sessions have taken place since the 2021 Regulation 19 covering matters such as the preparation of the Strategic Housing Market Assessment and plan-making timetables. Full details are set out within the Statement of Common Ground.

London Borough of Lambeth- responded to the Regulation 19 consultation, with comments relating to the strategic views and a need to ensure views into the City are duly reflected. A series of amendments to the evidence base, including the tall buildings topic paper were made as a result of these comments. Additionally a series of duty to cooperate sessions have taken place since the 2021 Regulation 19 covering matters such as views to/from Gabriel's Wharf. Full details are set out within the Statement of Common Ground.

London Borough of Southwark- a series of duty to cooperate sessions have taken place since the 2021 Regulation 19 covering cross-boundary matters and timetables for plan review. Full details are set out within the Statement of Common Ground.

London Borough of Tower Hamlets responded in detail to the Regulation 19 consultation in 2021 with comments focussed around the phasing of office growth within the city, and the location and evidence behind tall building policies. Amendments to policies S12 and S13 have been made as a result of comments and evidence base updates. Further duty to cooperate sessions have taken place since, covering general plan-making updates and further tall buildings work. Full details are set out within the Statement of Common Ground.

City of Westminster- a series of duty to cooperate sessions have taken place since the 2021 Regulation 19 covering matters such as tall building evidence and heritage impacts. Full details are set out within the Statement of Common Ground.



Transport for London responded in a commercial and non-commercial capacity. Comments focussed on detailed aspects of policy, with some amendments to the plan which were made as a result.

The Environment Agency provided support to the previous Regulation 19 plan in relation to policies on flood risk and biodiversity net gain.

Historic England. Regular meetings take place between City Corporation officers and Historic England, covering development management and policy matters. The dates of these meetings are included in Appendix 1. Both parties have agreed to the development of a Statement of Common Ground in response to the issues raised by Historic England to the latest Regulation 19 (2024) consultation.

Natural England responded to the Regulation 19 (2021) stating that it did not have any comments. The City Corporation has closely reflected guidance from NE as the biodiversity policy has emerged.

The Marine Management Organisation- responded at Regulation 19 (2021) highlighting the importance and status of the Marine Plans, and amendments were made to this effect within the City Plan 2040.

The Civil Aviation Authority, Homes England, the Integrated Care Boards, the Office of Rail Regulation and Highways Agency did not respond to the consultation rounds, and no other relevant meetings have taken place.

In Summer 2023 some further informal engagement took place. Feedback was gathered at each of the 18 consultation events held across the City. A detailed response was received from Historic England raising some concerns about the level of detail available in evidence at that point in time. A response was also received from Natural England with no comments.

Following the latest round of Regulation 19 consultation in April to June 2024 the City Corporation has considered all comments received. The main issues are contained within the Consultation Statement and summaries are contained within Appendix 9.

8. Evidence base updates for City Plan 2040

As a result of matters raised at Regulation 19 and subsequent discussions the City Corporation has updated its evidence base. All evidence is available on the website at [Evidence: Draft City Plan 2040 - City of London](#). Those evidence documents produced since 2021 are set out below:

- Bevis Marks Immediate Setting (2024)
- Biodiversity Net Gain Study (2023)
- Consultation Statement (2024)
- Equalities Impact Assessment (2023)

- Future of Office Use (2023)
- Habitats Regulations Assessment (2023)
- Infrastructure Delivery Plan (2023)
- Retail Needs Assessment (2023)
- St Pauls Heritage Impact Assessment (2024)
- Strategic Housing Market Assessment (2023)
- Strategic Visuals Impact Assessment (2024)
- Sustainability Assessment (2024)
- Tall Buildings Volumetric Testing (2023)
- Tower of London Heritage Impact Assessment (2024)
- The Monument Heritage Impact Assessment (2024)
- Visitor Accommodation Needs Study (2023)

9. Conclusions

Throughout the plan making process the City Corporation has engaged actively with its stakeholders, prescribed bodies and partners, and in particular the identified DTC bodies. Discussions have focussed on strategic cross-boundary issues at each stage in the plan-making process.

The City Plan 2040 published under Regulation 19 (Town and Country Planning Act (Local Planning) (England) Regulations 2012) has taken into consideration the views and comments received during the plan making process of engagement and joint working.

The Duty to Cooperate Statement (2021), this update Report (2024), the Consultation Statement (August 2024), and the Statements of Common Ground (2024) demonstrate how the City Corporation has complied with its duty to cooperate and will be used during the Examination in Public.

As the Duty to Cooperate is an ongoing process, any updates during the plan making process will be added and the Duty to Cooperate Statement will be updated accordingly.

Appendix 1 - Duty to Cooperate bodies meetings since 2021

This table excludes regular ALBPO meetings. City officers regularly meet with HE to discuss relevant matters, and other meetings not listed here may have included discussion of the City Plan.

Date	Attendees	Purpose of meeting
12 September 2022	Historic England	Regular liaison meeting covering development management matters and emerging policy
14 December 2022	Greater London Authority	Approach to tall buildings evidence
14 December 2022	Greater London Authority	Approach to tall buildings evidence
9 March 2023	Greater London Authority	Approach to tall buildings evidence
6 April 2023	Greater London Authority	Approach to tall buildings evidence
21 April 2023	Greater London Authority	Approach to tall buildings evidence
20 July 2023	Historic England	Regular liaison meeting covering development management matters and emerging policy
5 September 2023	Historic England	Regular liaison meeting covering development management matters and emerging policy
4 October 2023	Historic England	Regular liaison meeting covering development management matters and emerging policy
27 October 2023	Greater London Authority	Approach to tall buildings evidence
8 November 2023	Historic England	Regular liaison meeting covering development management matters and emerging policy
12 January 2024	Greater London Authority	To discuss the tall buildings evidence and emerging policy approach
7 February 2024	Historic England	Regular liaison meeting covering development

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Date	Attendees	Purpose of meeting
		management matters and emerging policy
9 February 2024	City of Westminster	DTC meeting to discuss content and any cross-boundary matters in the Regulation 19 City Plan
4 March 2024	LB Tower Hamlets	To discuss the tall buildings evidence and emerging policy approach
13 March 2024	Historic England	Regular liaison meeting covering development management matters and emerging policy
19 March 2024	Historic England	Discussions relating to tall buildings and the historic environment
16 April 2024	Historic England	Regular liaison meeting covering development management matters and emerging policy
22 April 2024	Historic England	Regular liaison meeting covering development management matters and emerging policy
1 May 2024	LB Camden	DTC meeting to discuss content and any cross-boundary matters in the Regulation 19 City Plan
2 May 2024	LB Tower Hamlets	DTC meeting to discuss content and any cross-boundary matters in the Regulation 19 City Plan, including approach to tall buildings
17 May 2024	LB Islington	DTC meeting to discuss content and any cross-boundary matters in the Regulation 19 City Plan and upcoming Islington SPDs
24 May 2024	Greater London Authority	Meeting to demonstrate tall buildings modelling and to discuss timetable for Regulation 21 conformity response
24 May 2024	City of Westminster	DTC meeting to discuss content and any cross-boundary matters in the Regulation 19 City Plan
24 June 2024	LB Hackney	DTC meeting to discuss offices and employment and any

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Date	Attendees	Purpose of meeting
		cross-boundary matters in the Regulation 19 City Plan
27 June 2024	Greater London Authority	On site meeting looking at LVMF views and tall buildings modelling
17 July 2024	Historic England	Discussions around the Historic England response and the preparation of a Statement of Common Ground
26 July 2024	Greater London Authority	Discussions on approach to and evidence for tall buildings
13 August 2024	Greater London Authority	To discuss the Regulation 21 conformity response and approach to tall buildings.