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Executive Director

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Date 29 August 2024

Dear Sir/Madam

In accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), the City Corporation wishes to submit the City Plan 2040 for independent examination. The Notice of Submission, submitted documents and other supporting documents are available at the following link: <https://www.cityoflondon.gov.uk/services/planning/planning-policy/city-plan-2040-examination-in-public>

Consultation responses

The Consultation Statement summarises all the representations received at Regulation 20 stage and identifies what the City Corporation considers to be the main issues for the examination. With reference to section 1.18 of the Procedure Guide for Local Plan Examinations (the Guide), the City Corporation has also provided some brief responses to the main issues within the main part of this document, as well as against each representation, which are set out in Appendix 9 to the Consultation Statement. Each representation has been published in full on the City Corporation's website.

Using the Government's Regulation 19 template, the consultation requested an indication of whether the participant wished to take part in the examination. On this basis it is anticipated that approximately 70 parties wish to appear and, depending on availability, the examination hearings are likely to take place at the Guildhall, Basinghall Street EC2P 2EJ.

Soundness and modifications

In accordance with Section 20(2) of the Planning and Compulsory Purchase Act 2004 (PCPA), the City Plan 2040 as submitted is considered by the City Corporation to be sound and ready for examination. In coming to

this conclusion, the City Corporation has fully considered the requirements of the NPPF and is also aware of the current Government consultation on changes to this. With reference to section 1.2 of the Guide, the City Corporation has considered all Regulation 19 consultation responses, considers the Plan to be sound and does not consider that significant changes (ie Main Modifications) or substantial further evidence work are required.

In the context of paragraph 1.6 of the Guide, the City Corporation will submit to the examination a list of proposed changes to the published plan. While the City Corporation does not believe Main Modifications to be required at this stage to make the plan sound, these changes are being proposed in the spirit of ongoing collaboration with stakeholders and to inform discussions at the hearing sessions. Should the Inspectors consider it appropriate, the City Corporation would welcome the opportunity for these to be discussed at the hearing sessions, and (in appropriate circumstances) for these to form the basis of Main Modifications, should the Inspectors consider Main Modifications necessary. This list will be sent to the Planning Inspectorate in the coming days.

With the above in mind, under Section 20(7C) of the PCPA, the City Corporation requests the appointed Inspectors to recommend a suite of modifications they consider may be required to make the Plan legally compliant and/or sound. This letter should therefore be treated as a formal request under this section of the Act.

Explanatory Notes

The City Corporation has produced a number of 'explanatory notes' on topics that have been raised during the consultation. These notes are intended to provide further explanation regarding the relevant policies and evidence; they reference (as relevant) where changes to the plan are being considered and where the City Corporation intend to include a proposed change in the list which is to be submitted in accordance with paragraph 1.6 of the guidance.

Statements of Common Ground

The City Corporation continues to liaise with specific stakeholders to seek greater alignment, identify points of agreement and clarify any divergences in professional judgement. The City Corporation is working with specific stakeholders on Statements of Common Ground, which will be sent to the Planning Inspectorate in the coming weeks.

Yours faithfully,



Rob McNicol
Assistant Director – Planning Policy and Strategy
City of London Corporation