

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

Planning Obligations 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 Planning Obligations 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 planning obligations to be sought within the Square Mile.
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 Planning Obligations 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 Planning Obligations Supplementary Planning Document

Page	Paragraph	Change	Reason for Change	Source of the change
3	3.3	<u>'The City Corporation will apply the statutory tests on a case-by-case basis and will only seek a Section 106 planning obligation where it is necessary to make an otherwise unacceptable development acceptable in planning terms. In assessing the need for a planning obligation, the City Corporation will identify the specific impacts arising from the proposed development and consider whether these can be adequately addressed through planning conditions or whether a legal agreement is required. Where justified, planning obligations will be tailored to the specific circumstances of the development, having regard to its scale, nature, location and impacts. Any planning obligation must satisfy the statutory tests by being necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind. This approach ensures that obligations are secured only where justified, having regard to the particular circumstances of each application and maintaining compliance with planning policy and legislative requirements. These tests define the scope and limitations of the matters that may be secured.'</u>	Additional paragraph added to better explain how planning obligations will be applied to developments, in accordance with the statutory tests.	Several representations suggested that the legal position on the use of planning obligations was not clear (R13_29 City Property Association, R13_28 Avison Young, R13_22 Aviva Investors)
5	6.2	The affordable housing rate is amended from £50 to £57.21/sqm	This corrects an error in the text. There is no change to the affordable housing rate as proposed for consultation.	Internal review/proof reading
5	6.2	<u>'Affordable housing is delivered either elsewhere in the City or in other parts of London within a reasonable travel distance'</u>	A correction to reflect the fact that the City Corporation delivers affordable housing across London, not just in and near to the Square Mile	Internal review

Page	Paragraph	Change	Reason for Change	Source of the change
5	6.6	Offsite provision is principally delivered on City Corporation owned housing estates. The first bullet point in this paragraph is updated to reflect this	A factual correction.	Internal review
9	7.3	Additional S106 contributions may be sought to address short-stay cycle parking shortfalls, <u>where required to mitigate impacts arising from the development</u>	Added in response to representations that questioned why contributions would be required if it is shown cycle parking is not necessary.	City Property Association Representation (R13_29)
14	Table	The employment and skills contribution has been reduced from £35 to £23/sqm	This offsets an equal rise in the financial cultural contribution so that the overall viability position stays neutral.	Internal review
15	10.5	This paragraph has been deleted.	As the employment and skill contribution has been lowered, the formula is no longer relevant.	Internal review
18	Table	The payment in lieu rate has been set at £23/sqm	The culture formula has been deleted, so a flat rate for payment in lieu has been introduced instead.	Several representations raised issue with the culture formula so it has been removed and replaced. (R13_29 City Property Association, R13_28 Avison Young,

Page	Paragraph	Change	Reason for Change	Source of the change
				R13_22 Aviva Investors, R13_26 BNP Paribas)
19	11.1	In accordance with Policy CV2 major developments are required to make a <u>cultural contribution</u> provision for cultural floorspace	Policy CV2 has been amended to allow for more circumstances where a financial payment could be part or all of a cultural contribution. The SPD text has been amended to reflect this.	In response to representations on the culture formula.
19	11.3	This paragraph has been deleted.	The culture formula has been deleted so this paragraph is redundant.	In response to representations on the culture formula
19	11.3 (11.4 in consultation draft)	The following has been added to the end of the paragraph 'The Culture Planning Advice Note (forthcoming) contains guidance on how officers expect applicants to develop a cultural contribution, the metrics by which it will be assessed, and circumstances where a payment in lieu could be acceptable.'	Signposts to the forthcoming Culture Planning Advice Note	In response to representations on the culture formula
19	11.4	New paragraph 'Where it is agreed that the cultural contribution can be made via a <u>payment in lieu</u> , the minimum payment will be calculated at £23/sqm (GIA). The rate applies to the uplift in floorspace of the completed building (the total net additional GIA floorspace). A payment in lieu is only acceptable where a specific project, programme, or organisation to fund has been identified. The rate provides a benchmark contribution but does	To explain how the payment in lieu rate will work in the absence of the cultural formula.	In response to representations on the culture formula

Page	Paragraph	Change	Reason for Change	Source of the change
		<u>not preclude a different level of contribution if consistent with the regulation 122 tests.'</u>		
19	11.5 - 11.7 in the draft version	All three paragraphs have been deleted.	They relate to the culture formula, so are now redundant.	In response to representations on the culture formula
21	N/A	Page 21 in the consultation draft has been deleted.	This page detailed how the culture formula would work, so is now redundant	In response to representations on the culture formula
20	11.6 (11.9 in the consultation draft)	The standard requirements for new cultural provision have been revised to be more specific to the different types of cultural provision that may come forward in the city. Opening hours for cultural production, cultural consumption, and viewing galleries are now provided and it is now noted that these will be agreed on a case by case basis. Further detail on the level of fit out expected is also given.	As originally proposed, some of the expectations would not have worked for certain uses, so they have been amended to be more specific.	Internal review
21	12.4	These will be delivered under four categories: Infrastructure, Public Health, Transport <u>and Public Realm</u> , and <u>Education and Research</u> .	A factual change.	Internal review
36	Appendix E	This appendix has been deleted.	The Employment and Skills rate has changed and so the formula is no longer applicable.	Internal review
38	Glossary	The definition of commencement has been simplified to refer to the statutory definition of used at section 54 of the TCPA 1990	Amended for clarity.	Internal review
38	Glossary	Large scale major development, medium scale major development and minor development definitions for the purposes of the Construction Code have been updated to refer to the Construction Code Categories that apply.	Amended for clarity and to prevent confusion with the definitions of major/minor	Internal review

Page	Paragraph	Change	Reason for Change	Source of the change
			development for planning purposes.	
N/A	N/A	Miscellaneous formatting changes to ensure acronyms are spelled out the first time they are used and that 'S106' is always referred to with a capital S.	Grammatical consistency	In response to rep number R13_04