

British Land

MM7-R0167

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City Plan 2040 Examination in Public – City of London**Written Representations for Broadwalk House, London EC2A - Further Statement****6 March 2025**

In addition to the Statement of Common Ground that has been agreed upon for Broadwalk House ('the Site') between the City of London and Bluebutton Properties UK Ltd., SOCG19 Broadwalk House R0167, the following responds to Main Matter 7 – Heritage and Tall Buildings (Policies S11 to S13 and HE1 to HE3). This further statement is specific to Broadwalk House, located within the Liverpool Street & Broadgate Character Area, and the City Plan 2040.

Bluebutton Properties UK Ltd is a joint venture between British Land and GIC who jointly own Broadgate in the City of London.

Tall Buildings**Is Policy S12 (Tall Buildings) consistent with Policy D9 of the London Plan and is it informed by a proportionate evidence base?**

Yes, subject to specific comments on the Policies Map and Figure 14 below.

Are the policies relating to Tall Buildings clearly defined and unambiguous so that it is evident how a decision maker should react to development proposals?

As set out in the SOCG19, the City of London and Bluebutton Properties agree that there is potential for a tall building at Broadwalk House, when considered alongside the evidence underpinning the City Plan, to deliver new office floorspace to contribute to the strategic objectives of the City Plan 2040.

In order to comply with Policy S12 (Tall Buildings) and the London Plan Policy D9 part B the Site must be identified on the Policies Map and Figure 14 of the City Plan, as set out in the SOCG.