

City of London Corporation

City Plan 2040

Call for Sites Guidance Note

Background and context

The City of London is a global financial, business and professional services centre, where there has been a longstanding policy priority for new office development in successive versions of the London Plan and the City's Local Plan. This policy priority is reflected in the fact that the London Plan 2021 allocates the City of London a relatively low target of 1,460 net additional homes during the period 2019/20 – 2028/29, an annual average of 146 homes.

The majority of the City's housing stock is concentrated around the edge of the City in four estates (the Barbican, Golden Lane, Middlesex Street and Mansell Street). Other clusters are located at Smithfield, the Temples, parts of the riverside (Queenhithe), Fleet Street (City West), Carter Lane and around Botolph Lane. These areas are identified as residential areas in the adopted City of London Local Plan 2015 and in the emerging City Plan 2040. The City Corporation's policy approach, reflecting that of the London Plan, is to locate new housing within or near these existing residential areas as this affords greater opportunity to protect residential amenity and to deliver a high-quality residential environment. Residential clustering also reduces potential conflict with the 24/7 activities of offices and other commercial uses.

The size and commercial character of the City and the priority given to commercial development mean that new housing development in the City has been delivered through 'windfall' development rather than through the allocation of sites. Most housing developments in the City are either redevelopment, conversion or change of use of existing buildings. This approach has generally been successful and windfall sites have historically come forward to meet target requirements. However, in recent years relatively few planning applications have been submitted for residential developments in the City and the number of housing completions is forecast to decline significantly after 2022/23.

Notwithstanding the City's relatively low housing target, if the annual average of 146 homes required by the London Plan is rolled forward to the 2040 end date of the emerging City Plan, this amounts to a total requirement of approximately 3,000 net additional homes over the Plan period. National policy also requires local planning authorities to maintain a rolling 5-year supply of deliverable housing sites. In the light of the City's deteriorating residential development pipeline, it is no longer certain that these requirements can be met through windfall sites alone. It has therefore been decided to undertake this Call for Sites so that the City Corporation can update its evidence base of potentially available housing land and consider sites for possible inclusion as allocated sites in the City Plan 2040.

Who can respond and what type of sites can be submitted?

The City Corporation is consulting a wide range of organisations and individuals on a Call for Sites exercise, for six weeks between 23 May - 4 July 2022. As explained above, the Call for Sites is an evidence-gathering exercise that will help the City Corporation obtain information from external parties on sites that may be suitable for residential development.

You do not have to be a developer or landowner to suggest potential sites for residential development. Anyone is welcome to respond to the Call for Sites. However, for a site to be allocated in the City Plan, it would need to be in a suitable location and available for residential development and there would need to be a realistic prospect that the development will come forward within the Plan period (i.e. be completed by 2040).

A variety of forms of residential accommodation can contribute towards meeting the City's housing needs. We will consider suggestions for all types of residential development including permanent housing, purpose-built student accommodation, older persons' accommodation, build-to-rent, co-living developments and self-build units. Mixed-use sites which may be suitable for development of commercial uses with an element of residential use will also be considered.

National guidance indicates that it is appropriate to consider all sites capable of delivering 5 or more dwellings. While sites of below 5 dwellings may be suggested, it is unlikely that such sites would be of sufficient scale to warrant allocation in the City Plan.

Responding to the Call for Sites

Please fill out the attached questionnaire to respond to the Call for Sites.

Please complete all sections of the form where applicable, save the document and submit to email address below. While it is helpful to provide as much information as you can to support your submission, there will be opportunities to provide more information on submitted sites at later stages of the plan-making process. Please complete separate copies of the form for each site if you wish to submit more than one site.

Please attach additional information with your submission if more space is required.

Responses can be made online using the interactive Word version of the response form which can be downloaded, completed, saved and submitted by email to [Local Plan Team](#)

Completed hard copy forms can also be sent to:

Development Plans Team
Environment Department
City of London Corporation
P.O Box 270 Guildhall
London EC2P 2EJ.

All submissions must be received by **6pm on Monday 4 July 2022**.

Privacy Notice

Please note that responses to this Call for Sites consultation, including the names of those making representations, will be made publicly available in the interests of transparency. This may include being published on the City Corporation's website. This information will also be made available to the appointed Planning Inspector at a future Local Plan Examination. All other personal information will be managed in line with the City Corporation's Privacy Notice, which is available at:

[Built environment privacy notice](#)

Commercially Sensitive or Other Confidential Information

If you intend to supply any information you consider to be commercially sensitive, or that is otherwise confidential, to help demonstrate that a site is available, suitable or that it can be developed as proposed then you are encouraged to contact us in advance to determine whether such information could be kept confidential. Any commercially sensitive, or otherwise confidential, information included in the Call for Sites response form should be clearly marked as such.

Next Steps

We will acknowledge responses shortly after receipt and will notify you should there be any issue with the documentation received, or if any further information is required.

Please be aware that there is no guarantee that a submitted site will be allocated for residential development in the City Plan. Sites submitted will be carefully assessed by the City Corporation to evaluate whether they are suitable for selection as potential allocations in the City Plan 2040. Sites submitted will also be considered for inclusion on the Brownfield Land Register, which will be published in updated form later this year.