City Plan 2036
Shaping the Future City

What is City Plan 2036?

It is a plan for the future development of the City of London, setting out what type of development the City Corporation expects to take place and where. This is your opportunity to have your say on the future look and feel of the Square Mile.

Each local authority in England has to produce a Local Plan. In London these plans must be in general conformity with the Mayor’s London Plan. The City of London’s current Local Plan was adopted in January 2015 and plans for development up to 2026.

We are now reviewing our Local Plan and looking forward to 2036. Our new Plan, City Plan 2036, contains policies on a wide range of topics including offices, housing, tall buildings, open space and greening, shops, culture and community services.

This leaflet highlights some of the key policies within the draft City Plan 2036. The full draft Plan is available on the City Corporation’s website at www.cityoflondon.gov.uk/cityplan2036. Details on how to respond to the consultation (which will run until 28th February 2019) are set out on the back of this leaflet.

We will consider all the comments we receive and prepare a revised Plan for further consultation next year. The various stages of preparing City Plan 2036 are shown in the diagram below.

| Strategy  | • Seek inclusive buildings and public spaces  
|          | • Require Health Impact Assessments and Air Quality Impact Assessments on major developments, requiring all developments to be at least Air Quality Neutral  
|          | • Promote healthy buildings and the Well Building Standard  
|          | • Protect existing social, community, sports and recreation facilities  
|          | • Minimise noise pollution and unnecessary light spillage  

Contribute to a Flourishing Society

The City Corporation will work with a range of partners to deliver a Healthy and Inclusive City, enabling our communities to access a wide range of health, education, recreation and leisure opportunities. To deliver this, we will:

| Issues and Options (Autumn 2016) | Public consultation on key issues to be addressed and emerging options  
|----------------------------------|---------------------------------------------------------------------  
| Draft Local Plan (Winter 2018/2019) | A full draft of the Plan is issued for public consultation  
| Publication (Autumn 2019) | A revised Plan is submitted to the Secretary of State, who appoints an Inspector  
| Examination (Early 2020) | The Inspector considers the Plan and the representations made, including through public sessions to hear evidence about the key issues  
| Adoption (Autumn 2020) | The Inspector’s recommendations are considered by the City Corporation and the Plan is adopted  

Shape outstanding environments

Support a thriving economy

Contribute to a flourishing society
Commercial offices will remain the main land use in the City with other uses dominant in certain parts.
Area based approaches to implementing security measures are promoted, as well as incorporating security measures into the design of new buildings. Policies address Hostile Vehicle Mitigation measures and the need for appropriate dispersal routes from major development and night-time entertainment premises.

The Local Plan will meet the London Plan housing target of 146 new homes per year, as well as seeking 35% affordable housing on site. New homes will continue to be guided to sites in or near existing residential areas and we will seek to protect residential amenity.

The Plan also includes specific policies relating to short-term residential letting, student housing and older persons housing.

Support a Thriving Economy

Offices are the main land use in the Square Mile and the draft Plan proposes to:

• Increase the City’s office stock by at least 2 million m² to maintain the City’s status as the world’s leading financial and professional services centre
• Ensure that new offices are flexible and adaptable for different occupiers including SMEs, start-up companies and those requiring move-on accommodation
• Continue the protection of existing office floorspace, requiring evidence of marketing and viability to justify the loss of space
• Encourage increased vibrancy and activity in office buildings, particularly at street level, through other commercial uses such as retail, leisure, education and health facilities

The Plan recognises that retailing in the City has changed beyond recognition in recent years, but that further change is needed to deliver more and better retail units through:

• Aiming to deliver 196,000m² additional retail floorspace to meet future demand as the City evolves into an evening and 7-day a week destination

Smart Infrastructure and Utilities are essential to achieve the City’s ambitions and allow national and international business to flourish. The Plan aims to ensure world-leading digital connectivity, including full fibre wired and wireless infrastructure, while minimising the demand for power, water and utility services.
Shape Outstanding Environments

The draft Plan promotes innovative, sustainable and high-quality buildings, streets and spaces. The design policies aim to move towards a Zero Emission City, where:

- Development makes effective use of limited land
- There is more space for pedestrians and improved permeability, including new routes through buildings
- Buildings are world class and sustainable, achieving BREEAM ratings, with reduced carbon emissions and improved air quality

The draft Plan complements the City’s draft Transport Strategy, which aims to reduce the number of motor vehicles in the City by 25% by 2030 and 50% by 2044. Transport plays a key role in enabling and accommodating development, and the way the City grows will affect demand for travel and public space.

The Local Plan proposes:

- A new, simplified street hierarchy to guide decisions on the design and management of streets
- Reducing the number of freight and servicing trips, re-timing them outside of peak hours, requiring freight consolidation and encouraging last mile deliveries by foot, cycle or zero emission vehicles
- Increasing river-based transport, including retaining Walbrook Wharf and the reinstatement of Swan Lane Pier
- Measures to encourage walking and cycling, including higher cycle parking standards and shower and changing facilities in new development

The City’s rich and varied heritage will be conserved and enhanced with improved public access, protecting local and London-wide views, including:

- The Mayor’s designated strategic views of St Paul’s Cathedral and the Tower of London World Heritage Site
- Local views of St Paul’s through the St Paul’s Heights code and local views from Fleet Street

New Tall buildings over 75m in height will be permitted in appropriate locations, particularly in the City Cluster, where they are of world class architecture and sustainable and accessible design and don’t adversely impact on the skyline, protected views and the significance of heritage assets. A key consideration will be the capacity of the City’s streets and spaces to accommodate development.

The provision of more open space and greening of the City are key aims of the new Local Plan. These are required to mitigate the effects of climate change, enhance biodiversity, improve local air quality and support health and well-being.

The Local Plan will protect existing open spaces and require development to provide new spaces, where feasible. New development will be required to deliver green walls, green roofs, trees and other green features. We will assess the level of greening through a new Urban Greening Factor which will be applied to major new development.

Buildings and the public realm must be designed for the long term and be resilient to future climate conditions, addressing the potential for overheating and reducing flood risk. All development, transport and public realm schemes must incorporate Sustainable Urban Drainage principles.

The draft Plan requires developers and businesses to adopt Circular Economy principles, where resources are kept in use for as long as possible and then remanufactured, reused, or recycled.

Implementation

The draft Plan identifies a need for investment in new infrastructure and new facilities to support development. This infrastructure will be part-funded by contributions from developers through the Community Infrastructure Levy and planning obligations. Where a developer submits viability appraisals they will be made public.
The Elizabeth Line will significantly enhance public transport accessibility in this part of the City. The Culture Mile initiative including relocation of the Museum of London to Smithfield and the possible development of a Centre for Music alongside the existing Barbican Centre will provide outstanding cultural facilities in landmark buildings. Fleet Street will be transformed into a more welcoming environment, with significantly improved air quality, and the Beech Street/Long Lane axis will be the focus for a variety of shops and restaurants.

**Fleet Street:**
The role of Fleet Street as a centre for judicial and related business in the City will be enhanced by the potential development of a new court building and City of London Police Station. Public realm and transportation improvements will deliver a high quality environment which enhances the Principal Shopping Centre and the historic lanes, alleyways, churchyards and spaces that lead off Fleet Street.

**Blackfriars:**
Redevelopment or refurbishment of existing buildings will provide new high-quality office and commercial accommodation with active ground floors and within an improved public realm and environment that better reflects the status of the City. Easier access to the riverside walk and a safer and more pleasant environment for all users, including pedestrians and cyclists, will be delivered. A new public open space at Blackfriars foreshore, created through the Thames Tideway project, will introduce greenery to the riverside and provide a place for relaxation and recreation.

**Smithfield & Barbican:**
The Elizabeth Line will significantly enhance public transport accessibility in this part of the City. The Culture Mile initiative including relocation of the Museum of London to Smithfield and the possible development of a Centre for Music alongside the existing Barbican Centre will provide outstanding cultural facilities in landmark buildings. Beech Street will be transformed into a more welcoming environment, with significantly improved air quality, and the Beech Street/Long Lane axis will be the focus for a variety of shops and restaurants.

**City Cluster:**
Office and employment growth will be successfully accommodated by a cluster of dynamic, attractive, sustainably designed tall buildings, providing an iconic image of the City and enhancing its role as a global hub for innovation in finance, professional services, commerce and culture. Complementary retail, leisure, cultural and educational facilities will support this primary focus on office floorspace, principally through animating ground floor spaces.

**Liverpool Street:**
The area will be enhanced, taking advantage of improvements in public transport accessibility brought by the opening of the Elizabeth Line, and opportunities presented by the remodelling of the Broadgate Estate. Pedestrian routes will be enhanced, and active frontages provided at ground floor level to animate and add vibrancy to the area.

**Aldgate & Tower:**
Partnership working with the London Borough of Tower Hamlets, businesses and residents will provide a framework for the delivery of improvements in this area. Redevelopment and refurbishment will enhance the appearance and vibrancy of this area, with a mix of offices, residential, retail, community and cultural facilities, catering for residents, workers, students and visitors. The open space at Aldgate Square will be the focal point of a high-quality public realm which provides better facilities for pedestrians and cyclists.

**Pool of London:**
This area provides an iconic view of the City’s riverside, with an opportunity for increased vibrancy arising from greater use of the riverside walk, more leisure, retail and cultural public uses at ground level and the provision of publicly accessible roof terraces and spaces. The area will be regenerated through the redevelopment or refurbishment of appropriate riverside sites. The public realm and accessibility will be significantly improved.
How to respond

An online questionnaire is available at:

www.cityoflondon.gov.uk/cityplan2036

Or you can send your comments by email to:

localplan@cityoflondon.gov.uk

Or you can write to us at:

City Plan 2036, Development Plans Team, Department of the Built Environment,
City of London, PO Box 270, Guildhall, London EC2P 2EJ

If you have any questions, you can call us on:

0207 332 1846 or 0207 332 1038

Remember to please send us your comments by 28th February 2019.