

**City of London**  
**Planning and Compulsory Purchase Act 2004**  
**Town and Country Planning (Local Planning) (England) Regulations**  
**2012 as amended**

**City of London Local Plan**  
**Adoption Statement**

In accordance with Regulation 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012 as amended notice is hereby given that the City of London Corporation formally adopted the City of London Local Plan on 15<sup>th</sup> January 2015.

The Local Plan and the City of London Corporation's formal modifications to it (of 9<sup>th</sup> October 2014) were the subject of a public examination by Mr Douglas Machin BSc DipTP MRTPI, an independent Inspector appointed by the Secretary of State for the Communities and Local Government. In his Report issued on 12<sup>th</sup> November 2014 the Inspector confirmed he was content for the modifications to be included, found the Plan to be sound and recommended its adoption. The City of London Corporation subsequently formally adopted the Local Plan, which incorporates the schedule of modifications appended to this notice.

The Local Plan sets out the planning strategy and policies for the City of London in the period to 2026 and includes a Policies Map (in two parts). It replaces the City of London Core Strategy (2011) and saved policies of the City of London Unitary Development Plan 2002.

Any person aggrieved by the Local Plan may make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004 on the grounds that:

- (i) the Local Plan is not within the powers conferred by Part 2 of the Planning and Compulsory Purchase Act 2004;
- (ii) a procedural requirement of the Act or its associated Regulations has not been complied with.

Any such application must be made promptly and in any event not later than the end of the period of six weeks starting with the date on which the Local Plan was adopted.

Copies of the Local Plan along with the Policies Map, the Inspector's Report, the Adoption Statement and Sustainability Appraisal report are available for inspection at the Planning Enquiries Office, Guildhall, London, EC2V 7HH (Monday to Friday 9.15am – 4.30pm)

These documents may also be viewed on the City of London's website:  
[www.cityoflondon.gov.uk/localplan](http://www.cityoflondon.gov.uk/localplan)

## City of London Local Plan: Schedule of Modifications

Modifications are shown in **bold** text with underlining for additions and strikethrough for deletions.

Ref	Section	Policy / Paragraph	Proposed Modification	Reason for Modification
1a	Introduction	1.1	... It takes account of projected changes in the economy, employment, housing need, transport demand, and seeks to maintain the quality of the City's environment and its historic <u>environment heritage</u> . It provides the strategy and policies for shaping the City until 2026 and beyond.	Response to English Heritage,  Comment ID 62
1	Introduction	1.8	... These bodies include the Mayor of London, the Greater London Authority and its "family" of authorities, including Transport for London, London Boroughs (especially the neighbouring boroughs: Westminster, Camden, Islington, Hackney, Tower Hamlets, Southwark and Lambeth), <u>and local authorities beyond London</u> , together with agencies responsible for transport, health and the environment.	Response to request from Wokingham Borough Council under Duty to Co-operate
2	Introduction	1.18	The City Corporation will update the evidence base and Infrastructure Delivery Plan and monitor progress towards meeting the Local Plan's strategic objectives. Key areas where changing trends or uncertainty may result in a need to change policy include: <ul style="list-style-type: none"> <li>• Future levels of economic and employment growth;</li> <li>• <u>Future levels of population growth and housing need;</u></li> <li>• Transport and infrastructure capacity; ...</li> </ul>	Updating to reflect London Plan and National Planning Policy Framework

Ref	Section	Policy / Paragraph	Proposed Modification	Reason for Modification
3	Spatial Strategy, Vision and Strategic Objectives	City Culture and Heritage  The Challenge (paragraph 2)	... The City has 26 conservation areas, over 600 listed buildings, and is one of the most archaeologically important areas in the country. Further development must not detract from these <b>historic heritage</b> assets and their settings, or adversely affect significant views, especially of St Paul's Cathedral and the Tower of London.	Response to English Heritage,  Comment ID 66
4	A World Financial and Business Centre  3.1 Offices	3.1.11	The City Office Use Supplementary Planning Document provides further guidance on <b><u>the evidence that would be required to support an application for the loss of existing office accommodation and sites. In particular, applicants will need to provide robust evidence to demonstrate that the building has depreciated such that office use would not be viable or suitable in the long term, having regard to the physical state of the building and its functional and locational obsolescence. office use in the City including the criteria for</u></b> Marketing evidence <del>will which would</del> be required to show that there is no recent or likely future demand for continued office use on a site or building.	Response to various comments to clarify purpose of Office Use SPD,  Comment ID 59; 96; 104; 107; 116; 136; 150.
5	A World Financial and Business Centre  3.1 Offices	New Paragraph 3.1.12	<b><u>3.1.12 The protection of office accommodation will be applied City-wide, including within or near the residential areas identified in this Plan. Where the City Corporation is satisfied that sufficient evidence has been presented to justify the loss of office accommodation located within or near one of these residential areas, then the City Corporation will consider the potential for a change of use to residential use.</u></b>	Response to various comments, Comment ID 174; 12; 152; 157.

Ref	Section	Policy / Paragraph	Proposed Modification	Reason for Modification
6	A World Financial and Business Centre  3.2 Utilities Infrastructure	Policy CS2: Utilities Infrastructure	Add new policy point 4 and renumber subsequent points:  <b><u>4. Promoting the improvement and extension of utilities and telecommunications infrastructure that is designed and sited to minimise adverse impact on the visual amenity, character and appearance of the City and its heritage assets.</u></b>	Response to Mobile Operators Association, Comment ID 48
7	A World Financial and Business Centre  3.2 Utilities Infrastructure	Policy DM2.1: Infrastructure provision and connection	2) Utility infrastructure and connections must be designed into and integrated with the development <b><u>wherever possible</u></b> . As a minimum, developers should identify and plan for:  Amend 4 <sup>th</sup> bullet point:  <ul style="list-style-type: none"> <li>telecommunications network demand, including wired and wireless infrastructure, planning for dual entry provision, where possible, through communal entry chambers, <b><u>and flexibility to address future technological improvements</u></b>;</li> </ul>	Response to CPA, Comment ID 176 &  Mobile Operators Association, Comment ID 48.
8	A World Financial and Business Centre  3.2 Utilities Infrastructure	3.2.9	Best practice in the field of infrastructure provision is constantly evolving and the City Corporation <b><u>will encourage the improvement and extension of utilities networks to ensure that the City is at the forefront of the Smart City agenda and continues to provide high quality services for business, residents, students and visitors has a role to play in facilitating 'Smart Cities' infrastructure</u></b> . The City Corporation has...	Response to Mobile Operators Association, Comment ID 48

Ref	Section	Policy / Paragraph	Proposed Modification	Reason for Modification
9	A World Financial and Business Centre  3.2 Utilities Infrastructure	New paragraph 3.2.13	<b><u>3.2.13 Rapidly changing technology and infrastructure needs may impact on the visual amenity, character and appearance of the City. The City Corporation will work with utility providers to ensure that new infrastructure is designed and sited to minimise any adverse impacts.</u></b>	Clarification to reflect modifications to Policy CS2 and DM2.1
10	A World Financial and Business Centre  3.3 Security and Safety	Policy CS3: Security and Safety	Amend policy point 6:  6. <del>Building a resilient society to ensure the</del> <b><u>Ensuring that development takes account of the need for resilience so that the</u></b> residential and business communities are better prepared for, and able to recover from, emergencies (including the promotion of business continuity measures).	Response to Haberdashers Company, Comment ID 109
11	A World Financial and Business Centre  3.3 Security and Safety	3.3.8	<del>All applications should be accompanied by a Design &amp; Access Statement which meets</del> <b><u>Design &amp; Access Statements accompanying applications should meet</u></b> the recommendations of the ALO and set out how security matters have been considered at the design stage...	Response to City Property Association, Comment ID 177

Ref	Section	Policy / Paragraph	Proposed Modification	Reason for Modification
12	A World Financial and Business Centre  3.4 Planning Contributions	Community Infrastructure Levy  3.4.2	... The City Corporation <b>has adopted a CIL Charging Schedule and published the Charging Schedule on its website along with will publish on its website</b> a list of the types of infrastructure or infrastructure projects that may be funded in part or in whole by CIL ( <del>the</del> Regulation 123 List). This list <del>will</del> reflect <u>s</u> the infrastructure needs set out in this Plan.  <del>3.4.4 Details of the CIL rates applied in the City of London and any exemptions from CIL will be set out on the City of London's website and in its Community Infrastructure Levy Charging Schedule.</del>	Updating
13	A World Financial and Business Centre  3.4 Planning Contributions	3.4.7	In line with legislative and regulatory requirements ... and to ensure delivery of non-financial benefits, <b>including requirements set out in this Plan and such as</b> the City Corporation's Local Procurement Initiative...	Clarification
14	A World Financial and Business Centre  3.4 Planning Contributions	3.4.8	The planning obligation thresholds and required levels of contribution <del>will be</del> <b>are</b> set out in a Planning Obligations Supplementary Planning Document.	Updating

Ref	Section	Policy / Paragraph	Proposed Modification	Reason for Modification
15	A World Financial and Business Centre  3.4 Planning Contributions	Who will deliver table:  when:	CIL Charging Schedule and Planning Obligations SPD <b>Adopted</b> 2014 <del>(date to be confirmed)</del>	Updating
16	Key City Places  3.8 Aldgate	Policy CS8: Aldgate	Amend policy point 3(iii):  3. (iii) improving signage for visitors from Liverpool Street <del>Station</del> to Tower Hill and from Aldgate to Cheapside.	Response to TfL, Comment ID 160
17	Key City Places  3.9 Thames and the Riverside	Policy CS9: Thames and the Riverside	Amend policy point 4(vi):  4. (vi) resisting the permanent mooring of vessels; if moored vessels are exceptionally permitted they must be of national importance, have a special connection with the City and the River Thames, <b>and</b> be used for a river related purpose <b><u>and not have a detrimental impact on navigation, river regime or environment;</u></b>	Response to Port of London Authority, Comment ID 1
18a	City Culture and Heritage  3.10 Design	Policy DM 10.1: New development	Amend bullet point 1:  • the bulk and massing of schemes are appropriate in relation to their surroundings and have due regard to the general scale, height, building lines, character, historic interest and significance, urban grain and materials of the locality and relate <b><u>well satisfactorily</u></b> to the character of streets, squares, lanes, alleys and passageways;	Response to English Heritage,  Comment ID 86

Ref	Section	Policy / Paragraph	Proposed Modification	Reason for Modification
18	City Culture and Heritage 3.10 Design	Who will deliver table:  How we will make it happen:	Amend Improved environment:  ... Ensuring the highest quality street furniture and street environment through the use of the <b><u>Street Scene Manual</u></b> <del>City Streets Manual SPD</del> .	Updating to reinstate original Core Strategy wording.
19	City Culture and Heritage 3.12 Historic Environment	3.12.1	... In addition, the Tower of London, which lies just outside the City boundary, is inscribed by UNESCO as a World Heritage Site of <del>universal significance</del> <b><u>outstanding universal value</u></b> and its protection includes a defined local setting which is partly within the City. <b><u>The Mayor's Supplementary Planning Guidance "World Heritage Sites – Guidance on Settings" provides guidance on how the setting of the World Heritage Site can be positively managed, protecting heritage while encouraging change, in accordance with the NPPF.</u></b>	Response to Historic Royal Palaces, Comment ID 9  Response to English Heritage,  Comment ID 88
20	City Culture and Heritage 3.12 Historic Environment	3.12.5	Development proposals will be required to include supporting information describing the significance of any heritage assets whose fabric or setting would be affected and the contribution made by their setting to their significance <b><u>and the potential impact of proposals on that significance.</u></b>	Response to Historic Royal Palaces, Comment ID 9
20a	City Culture and Heritage 3.12 Historic Environment	3.12.9	The designation of a conservation area carries with it the statutory duty to consider how an area or areas can be preserved and enhanced. <b><u>Conservation areas are defined as designated heritage assets within the NPPF and therefore the settings and significance of conservation areas should be sustained and enhanced.</u></b> The City Corporation will ...	Response to English Heritage,  Comment ID 92

Ref	Section	Policy / Paragraph	Proposed Modification	Reason for Modification
21	City Culture and Heritage 3.12 Historic Environment	3.12.24	Development proposals that may affect the City's historic parks and gardens will be assessed to ensure that overshadowing does not <del>occur</del> <b><u>cause undue harm</u></b> , that their historic character is maintained, and that the setting, enjoyment, and views into and from these gardens are respected.	Response to City Property Association, Comment ID 185
22	City Culture and Heritage 3.12 Historic Environment	Who will deliver table:  When:	Barbican Listed Building Management SPG adopted 2012; Golden Lane Listed Building Management Guidelines SPD <del>due to be adopted 2014</del> <b><u>adopted 2013</u></b>	Updating
23	City Culture and Heritage 3.12 Historic Environment	3.12.29	<del>Circular 07/2009 "Protection of World Heritage Sites"</del> , <b><u>Planning Practice Guidance (2014) section "conserving and enhancing the historic environment" contains further guidance on World Heritage Sites. This</u></b> has implications ...	Response to Historic Royal Palaces, Comment ID 9
24	Environmental Sustainability 3.16 Public Transport, Streets and Walkways	3.16.1	The City is served by an extensive public transport network with 6 six mainline railway stations, 12 underground and DLR stations and 54 bus routes within the City and stations such as London Bridge just outside its boundary serving large numbers of City commuters. Public transport also links the City to the five London airports and the Channel Tunnel rail network for international travel. <b><u>There are also two river bus stops, at Blackfriars and at Tower Pier just outside the City.</u></b>	Response to Port of London Authority, Comment ID 2

Ref	Section	Policy / Paragraph	Proposed Modification	Reason for Modification
25	Environmental Sustainability  3.16 Public Transport, Streets and Walkways	Policy CS16: Public Transport, Streets and Walkways	Amend policy points 1 and 3 (iv):  1. Securing increased public transport capacity through support for Crossrail, <del>and</del> the Northern Line/Bank Station upgrade, <u>the DLR upgrade</u> (including safeguarding land as shown on the Policies Map), and the completion of the Thameslink programme.  3. (iv) supporting London-wide <u>cycling</u> schemes <del>such as the cycle hire scheme and cycle superhighways</del> , in parallel with initiatives ...	Response to TfL, Comment ID 18
26	Environmental Sustainability  3.16 Public Transport, Streets and Walkways	Policy DM 16.5 Parking and servicing standards	Amend policy point 7:  7) Taxi ranks are encouraged at key locations, such as stations, <del>and</del> hotels <u>and shopping centres</u> . The provision of taxi ranks should be designed to occupy the minimum practicable space, using a combined entry and exit point to avoid obstruction to other transport modes.	Response to London Taxi and Private Hire, Comment ID 75
27	Environmental Sustainability  3.16 Public Transport, Streets and Walkways	Policy DM 16.8 River transport	Amend policy point 1:  1) River piers, steps and stairs to the foreshore, the Walbrook Wharf safeguarded site, and other river-based transport infrastructure will be safeguarded <u>and improvements will be supported</u> .	Response to Port of London Authority, Comment ID 4

Ref	Section	Policy / Paragraph	Proposed Modification	Reason for Modification
28	Environmental Sustainability 3.17 Waste	3.17.1	... Much of this commercial waste is collected and managed by private contractors, who work across local authority boundaries, so the exact amount of waste produced in the City is difficult to verify <b><u>and commercial waste projections are complex and uncertain</u></b> . The London Plan projects that the City's total waste arisings of municipal (MSW) and commercial and Industrial (C&I) waste for 2031 will be 565,000 tonnes and the City of London Waste Arisings study 2013 estimates total (MSW) and (C&I) waste arisings for 2031 at between 509,000 and 539,000 tonnes, <b><u>but waste minimisation practices could reduce this to below 220,000 tonnes per annum by 2031.</u></b>	Updating to reflect uncertainty over future London Plan projections,
28a	Development affecting waste management sites	3.17.13	Any proposed development which might prejudice the operation of the existing safeguarded site at Walbrook Wharf <b>(Fig S) (Fig R)</b> will be resisted ...	Response to Port of London Authority.  September 2014.
29	Environmental Sustainability 3.17 Waste	Who will deliver table:  How we will make it happen:	Waste Apportionment and duty to cooperate.  Joint working to meet the City's London Plan waste management apportionment target on sites elsewhere in London, <b><u>through agreement with the London Borough of Bexley and ongoing contribution to the Southeast London Joint Waste Planning Group's waste technical paper.</u></b>	Response to Mayor of London, Comment ID 155

Ref	Section	Policy / Paragraph	Proposed Modification	Reason for Modification
29a	Environmental Sustainability 3.18 Flood Risk	3.18.7	<del>From 2014 all proposals which affect surface water discharges must be approved by the SuDS Approval Body (SAB). The application for SAB approval can be made as a joint Planning/ SAB application.</del> SuDS designs must comply with the SuDS National Standards. Pre application discussion with the <b>SAB City Corporation</b> and consultation with the Environment Agency, Thames Water and other interested parties <del>will</del> <b>must</b> ensure that SuDS designs are suitable for the proposed site. Designs should follow the SuDS management train Fig (T) and drainage hierarchy.	Updating in response to DEFRA/DCLG consultation on 'Delivering sustainable drainage systems' Sept 2014.
30	Environmental Sustainability 3.18 Flood Risk	Who will deliver table:  How we will make it happen:	River Flood Risk  Manage development to ensure adherence to the NPPF and <del>associated technical guidance on flood risk</del> <b>Planning Practice Guidance</b> and consult the Environment Agency according to current Standing Advice.	Updating to refer to new online Planning Practice Guidance
31	City Communities 3.19 Open Spaces and Recreation	3.19.15	When considering proposals for urban greening <del>within and around conservation areas and other areas and buildings of heritage or other special character, affecting heritage assets,</del> the City Corporation will have regard to the potential visual impact on <del>its</del> <b>their</b> architectural or special character.	Response to City Property Association, Comment ID 192

Ref	Section	Policy / Paragraph	Proposed Modification	Reason for Modification
32	City Communities 3.20 Retailing	Policy DM 20.1 Principal shopping centres	Amend bullet point 1: <ul style="list-style-type: none"> <li>maintaining a clear predominance of A1 shopping frontage within PSCs, refusing changes of use where it would result in more than 2 in 5 consecutive premises <b>not</b> in <del>non</del>-A1 <b>or A2 deposit taker</b> use;</li> </ul>	Updating to reflect the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014
33	City Communities 3.20 Retailing	3.20.6	... To prevent significant breaks in A1 frontage, the City Corporation will also refuse proposals which would result in more than 2 in 5 consecutive premises <b>not</b> in <del>non</del> -A1 <b>or A2 deposit taker</b> use. <b><u>A2 deposit taker use is defined as a bank or building society in accordance with The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014.</u></b>	Updating to reflect the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014
34	City Communities 3.21 Housing	3.21.11	<b><u>To accord with policy DM1.1,</u></b> applicants proposing new housing development will be expected to <b><u>provide robust evidence to demonstrate that the site is not suitable for office use or an alternative commercial use in accordance with policy DM 1.1, providing robust evidence.</u></b> <b><u>Within or near residential areas, where the City Corporation is satisfied that the loss of an office site or building is justified by the evidence provided, then redevelopment to provide residential use will be considered.</u></b> Details are outlined in the City Office Use SPD.	Response to various comments,  Comment ID 39; 49; 57; 130

Ref	Section	Policy / Paragraph	Proposed Modification	Reason for Modification
35	City Communities 3.21 Housing	Policy DM 21.2 Loss of housing	The <u>net</u> loss of existing housing units will not be allowed except where: ...	Response to Berkeley Homes, Comment ID 50
36	City Communities 3.21 Housing	3.21.14	... Housing units outside identified residential areas are more likely to suffer noise nuisance and other disturbance due to other non-residential uses being permitted in close proximity, including clubs and pubs. <b><u>The loss of existing housing may be acceptable, provided it is replaced with an equivalent or greater number of units.</u></b>	Response to Berkeley Homes, Comment ID 50
37	City Communities 3.21 Housing	3.21.18	In determining applications the City Corporation will have regard to the importance of the continued existence of a residential <b><u>and office</u></b> element in the Temples and of the contribution that this makes to their special character...	Clarification: aim of policy is to protect both residential and office use within the Temples
38	Policies Map		Amend boundary of Thames Tideway Tunnel Safeguarding Area.  (See attached map)	Revised safe-guarding order, 24 <sup>th</sup> Sept 2014.