

# Appendix A: Key policy shifts and related workstreams for the City Plan 2040

City Plan 2040

July 2022



1. Overall strategy
2. Key policy shifts
3. Related workstreams
4. Timetable

## Overall strategy:

- A City Plan that responds to pressing issues:
  - Destination City
  - The sustainability agenda
  - Covid recovery
  - An innovative business ecosystem
  - An inclusive and welcoming environment
- A City Plan that is exemplary:
  - Digital City Plan
  - Meaningful engagement
  - Concise and clear for everyone
- A City Plan that is effectively implemented:
  - Purposefully aligning with the Corporation's projects, programmes and strategies
  - Working in partnership with stakeholders, expertise and benchmark internationally
  - Meaningful monitoring and flexibility

## **Key policy shifts:**

1. Destination City
2. Workspaces and SMEs
3. Zero Carbon by 2040 & greening the City
4. Retail, leisure and experiences – key role for BIDs
5. Large development and place-making
6. Reinventing the public realm
7. Sustainable servicing
8. Accessible environments
9. Inclusion, health and wellbeing

## Destination City

| Current approach  | Proposal  |
|---|---|
| Encourages cultural spaces                                | Firmer requirement for <b>cultural space and unique experiences</b> in large-scale schemes      |
| Culture plans for major development                       | Requirement for ' <b>meanwhile</b> ' uses   |
| Support hotels in appropriate places                      | Celebrate the <b>heritage and culture</b> of the City – including diversity of the City's story |
| Support evening/night time uses if no unacceptable impact | Strengthen requirements for <b>visitor facilities</b> and management plans for operators        |
|   | Look carefully at how <b>evening, night time and weekend uses</b> can support Destination City  |

### Evidence

- Cultural space requirement feeds into viability testing
- Hotel needs assessment

### Further work

- Cross-Corporation work to bring in cultural operators
- 'What works' piece on meanwhile uses

## Workspace and SMEs

| Current approach  | Proposal   |
|---|--|
| <p>Provide a proportion of flexible workspace for micro/SMEs where appropriate</p> <p>Encourage affordable workspace for small and growing businesses where appropriate</p> | <p>Firmer requirement for <b>flexible and affordable workspace</b> in largest developments</p> <p>Look at <b>opportunities for specific types of workspace</b> and partner organisations</p> <p>Clear requirements for <b>training, education and skills</b></p> |

### Evidence

- Evidence on role of grade B office stock and modern flexible space for SMEs
- Demand for creative industries/tech/SMEs/etc and type of spaces and location required
- Viability testing of affordable workspace requirements

## Zero Carbon City by 2040 and greening the City

| Current approach   | Proposal  |
|--|---|
| <p>Retain embodied carbon where feasible</p> <p>BREEAM Excellent as minimum; aim for Outstanding</p> <p>Carbon offsetting in “exceptional circumstances”</p> | <p>Put ‘<b>optioneering</b>’ approach into policy</p> <p>Investigate potential for <b>BREEAM Outstanding</b> as minimum</p> <p>A bespoke approach to <b>Biodiversity Net Gain</b> and urban greening</p> <p>Clearer guidance about exceptional circumstances for <b>offsetting</b>, with a clear mechanism and reporting for how offsetting is used</p> |

### Evidence

- Refresh Sustainability Appraisal to demonstrate sustainability of Square Mile as a location for offices
- BREEAM outstanding to feed into viability testing

### Further work

- Develop offsetting approach and reporting
- Integrate Climate Action Strategy approaches

## Retail, leisure and experiences

| Current approach  | Proposal  |
|---|---|
| Four Principle Shopping Centres with same policy                        | Greater flexibility within PSCs – emphasis on <b>adaptation, leisure and experience</b>                         |
| Retail retained, more encouraged, supported by complementary uses       | More <b>distinct policy approaches for each PSC</b>   |
| Retail Links – seek to maintain balance of retail/other commercial uses | Remove retail emphasis for Retail Links – maintain <b>active frontages</b> . More detail in Key Areas of Change |
| Markets and pop-ups encouraged but with restrictions                    | Promote <b>markets</b> where possible, to add to vibrancy   |
|   | Encourage <b>meanwhile uses</b> for culture and making  |

### Evidence

- Innovative commercial approaches and impact on high street vibrancy

### Further work

- Work with BIDs on retail areas and KAOC to align strategies
- Work with City Surveyor to explore potential of assets



## Large development and place-making

| Current approach   | Proposal   |
|--|--|
| <p>Free, public areas required as part of all tall buildings/major developments</p> <p>Culture Plans required for major developments</p> <p>Encourage active frontages and other commercial uses at ground and basement levels</p> | <p><b>Area-based priorities for place-making</b> in KAOC, eg roof terraces, community uses, open space, leisure centres, experience retail, F&amp;B, cultural spaces, heritage experiences, education and training, etc</p> <p><b>Requirement for large-scale development to deliver</b> these priorities, working with other land owners and BIDs</p> |

### Evidence

- Viability testing

### Further work

- Use implementation strategy to analyse priorities for KAOC, with BIDs and others. Identify how CIL/s106 can be used to help secure/deliver.

## Reinventing public realm

| Current approach  | Proposal   |
|---|--|
| Development required to provide new routes where feasible.        | Set out <b>specific permeable routes</b> in KAOC, and link requirements to permeability mapping                                  |
| Development required to provide publicly accessible ground floors | Firmer requirement for <b>additional public spaces</b> across the City, especially KAOC – and need for development to contribute |
| Additional open space sought wherever practical                   | Create <b>inclusive spaces</b> – tailored to specific groups   |

### Evidence

- Demand for public/open spaces and strategically significant places (eg Thames)

### Further work

- ‘What works’ for publicly accessible and inclusive spaces

## Sustainable servicing

| Current approach  | Proposal   |
|---|--|
| <p>Require on-site servicing areas</p> <p>Major commercial development must provide for freight consolidation</p> <p>Encourage opportunities for last mile logistics hubs</p> <p>Servicing outside peak hours (7-10; 12-2; 4-7 weekdays)</p> <p>Justify where last mile deliveries can't happen by foot, cycle or ZEV</p> | <p>Phasing out loading bays and require <b>collapsible lifts for servicing bays</b> that can operate as hybrid public space</p> <p>Strengthen requirement for <b>last mile to be by sustainable modes</b></p> <p>Facilitate <b>river and rail freight</b>, and onward sustainable deliveries</p> <p>Identify potential <b>last mile hubs</b></p> |

### Evidence

- Demonstrate potential for servicing lifts

### Further work

- Explore river and rail freight potential. Explore potential to convert existing service bays/parking in buildings as last mile delivery
- Review approach to construction management plans

## Accessible environments

| Current approach   | Proposal   |
|--|--|
| <p>Require buildings and open spaces to meet the highest standards of accessibility</p> <p>Accessibility standards for hotel rooms; public toilets suitable for disabled people; accessible homes (10% M4(3); 90% M4(2))</p> <p>Enable sensory play areas for SEN/disabled children &amp; young people</p> | <p>Additional emphasis on <b>neurodivergence, dementia, visual and hearing impairments, non-visible disabilities</b></p> <p>Spaces (eg <b>sensory roof terrace</b>, City gardens) tailored toward specific groups, secured through s106/CIL</p> <p>Work with Transport Strategy to secure <b>public realm accessibility improvements</b></p> |

### Further work

- Guidance on how to respond to different needs and minimise barriers

## Inclusion

| Current approach  | Proposal  |
|---|---|
| <p>Design and Access Statements should demonstrate a commitment to inclusive design and engagement with user groups</p> <p>Play areas must be inclusive</p> <p>Buildings must be inclusive for all regardless of disability, age, gender, ethnicity, faith or economic circumstance</p> | <p><b>“Inclusive City” as key objective</b> across the City Plan – including economic and social inclusivity</p> <p>Guidance on <b>creating inclusive environments</b> for all – extend to all protected characteristics</p> <p><b>Avoid ‘exclusive’</b> public spaces</p> <p><b>Child-friendly City</b> – a strategy for delivering play spaces, encouraging independent mobility, and welcoming families. Require contributions/land from developers in appropriate places.</p> |

### Further work

- Investigate LB Hackney approach to child-friendly spaces

## Health and Wellbeing

| Current approach   | Proposal   |
|--|--|
| <p>Requires health impact assessments for all major development</p> <p>Require developers to promote healthy buildings</p> | <p>Emphasis on <b>creating a healthy city</b> – look at best practice and key opportunities</p> <p>Require <b>WELL building</b> standard (or similar), public toilets, defibrillators and drinking fountains</p> <p>Additional emphasis for <b>suicide prevention</b> measures and signage (tall buildings; roof terraces)</p> <p><b>Additional public realm</b>, including quiet places</p> |

### Evidence

- Evidence of need for more and varied public and open spaces

### Further work

- Explore healthy building standards

## **Related workstreams:**

1. Robust assessment of housing sites and typologies
2. Tall buildings evidence
3. Explore approach for Bevis Marks Synagogue area
4. Whole Lifecycle Carbon Optioneering Planning Advice Note
5. Lighting Planning Advice Note
6. Sustainability Supplementary Planning Document
7. Refreshed Statement of Community Involvement
8. Whole-Plan viability
9. Integrated Impact Assessment