

# **City Plan 2040**

## **City of London Local Plan Revised Proposed Submission Draft**

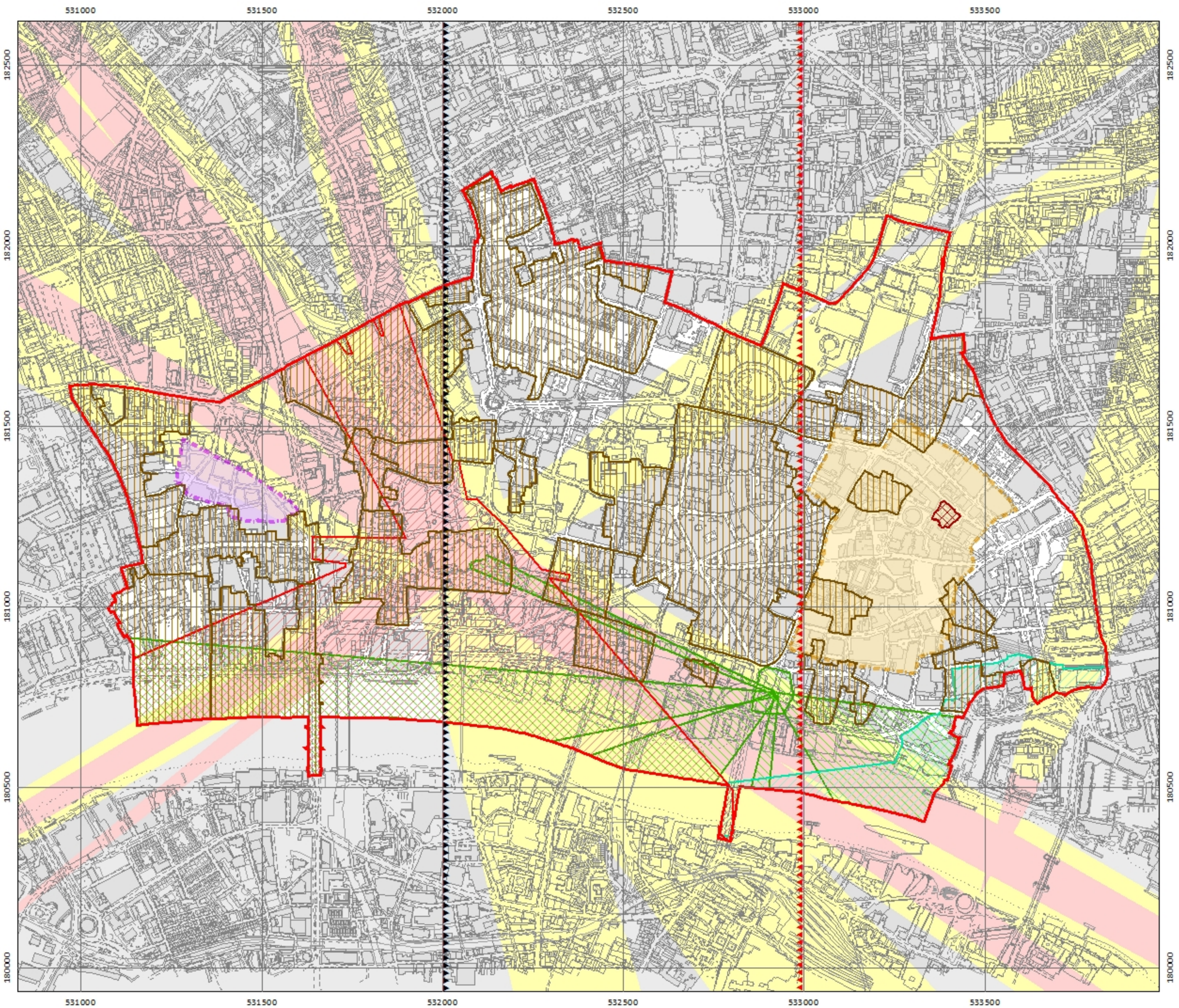
**February 2024**

**Background Paper: Policies Map Changes**

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CITY OF LONDON  
**LOCAL PLAN**  
**PROPOSED SUBMISSION DRAFT**  
**POLICIES MAP A**  
 November 2023  
**Tall Buildings, Views and Heritage**

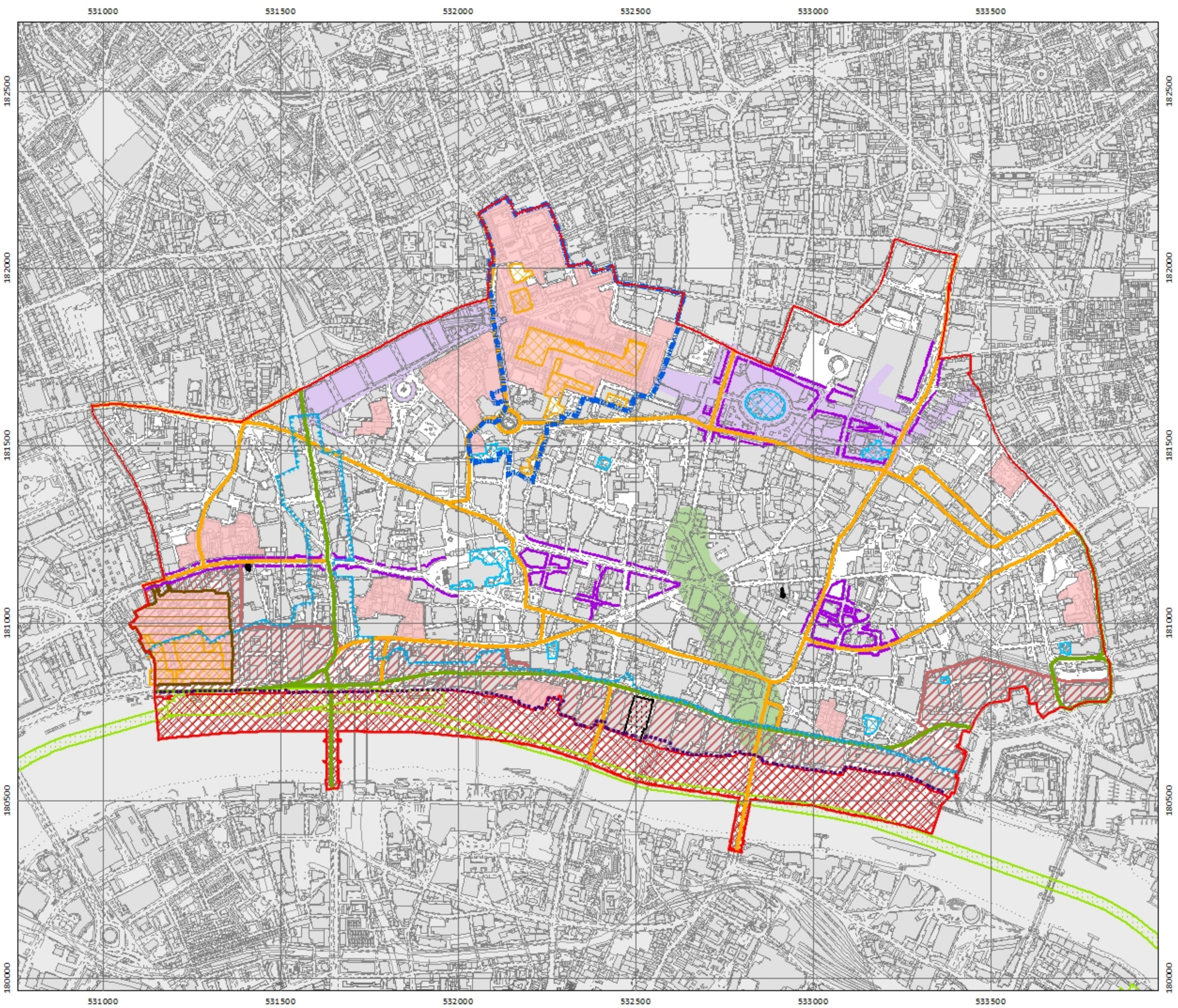
- KEY**
- Administrative Boundary of the City of London
- | Historic Environment                                     | Policy No.       |
|--|------------------|
| Conservation Areas                                       | S11<br>HE1       |
| Bevis Marks Synagogue Immediate Setting Area             | HE1              |
| Tower of London World Heritage Site - Local Setting Area | S11 & S13<br>HE3 |
- Tall Buildings and Protected Views**
- City Cluster Tall Buildings Area S12
  - Fleet Valley Tall Buildings Area S12
  - London View Management Framework - Protected Vista Landmark Viewing Corridors S12 & S13
  - London View Management Framework - Protected Vista Wider Setting Consultation Areas S12 & S13
  - St Paul's Heights Policy Area S12 & S13
  - Monument Views and Setting S12 & S13
  - London City Airport Safeguarding Area S12
  - London Heathrow Airport Safeguarding Area S12
- This Policies Map is one of two covering the City of London. See also Policies Maps B, C and D.



SCALE 1:10000




















ENVIRONMENT DEPARTMENT

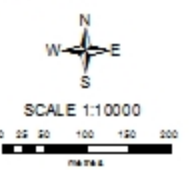


CITY OF LONDON  
**LOCAL PLAN**  
**PROPOSED SUBMISSION DRAFT**  
**POLICIES MAP B**  
 November 2023  
 Key City Places

**KEY**

	Administrative Boundary of the City of London	
	Thames Policy Area	Policy No. S17
	Thames Tideway Tunnel Safeguarding Area	S17
	Riverside Walk	S17
<b>Culture and Visitors</b>		
	Assets of Community Value	S6 CV1
<b>Transport and Servicing</b>		
	Crossrail Safeguarding Area	S9
	Bank Station Northern Line Upgrade Safeguarding Area	S9
	London Access	S9
	City Access	S9
<b>Open Spaces and Green Infrastructure</b>		
	Site of Metropolitan Importance for Nature Conservation	OS3
	Site of Borough Importance for Nature Conservation	OS3
	Site of Local Importance for Nature Conservation	OS3
<b>Climate Resilience and Flood Risk</b>		
	City Flood Risk Area	S15 CR2
<b>Circular Economy and Waste</b>		
	Safeguarded Wharf	S16 & S17 VT4
<b>Retail</b>		
	Principal Shopping Centre	S5 RE1
<b>Housing and Neighbourhoods</b>		
	Identified Residential Areas	S3
	The Temples	TP1
	Babylon and Golden Lane Neighbourhood Area	S23

This Policies Map is one of three covering the City of London. See also Policies Maps A, C and D.

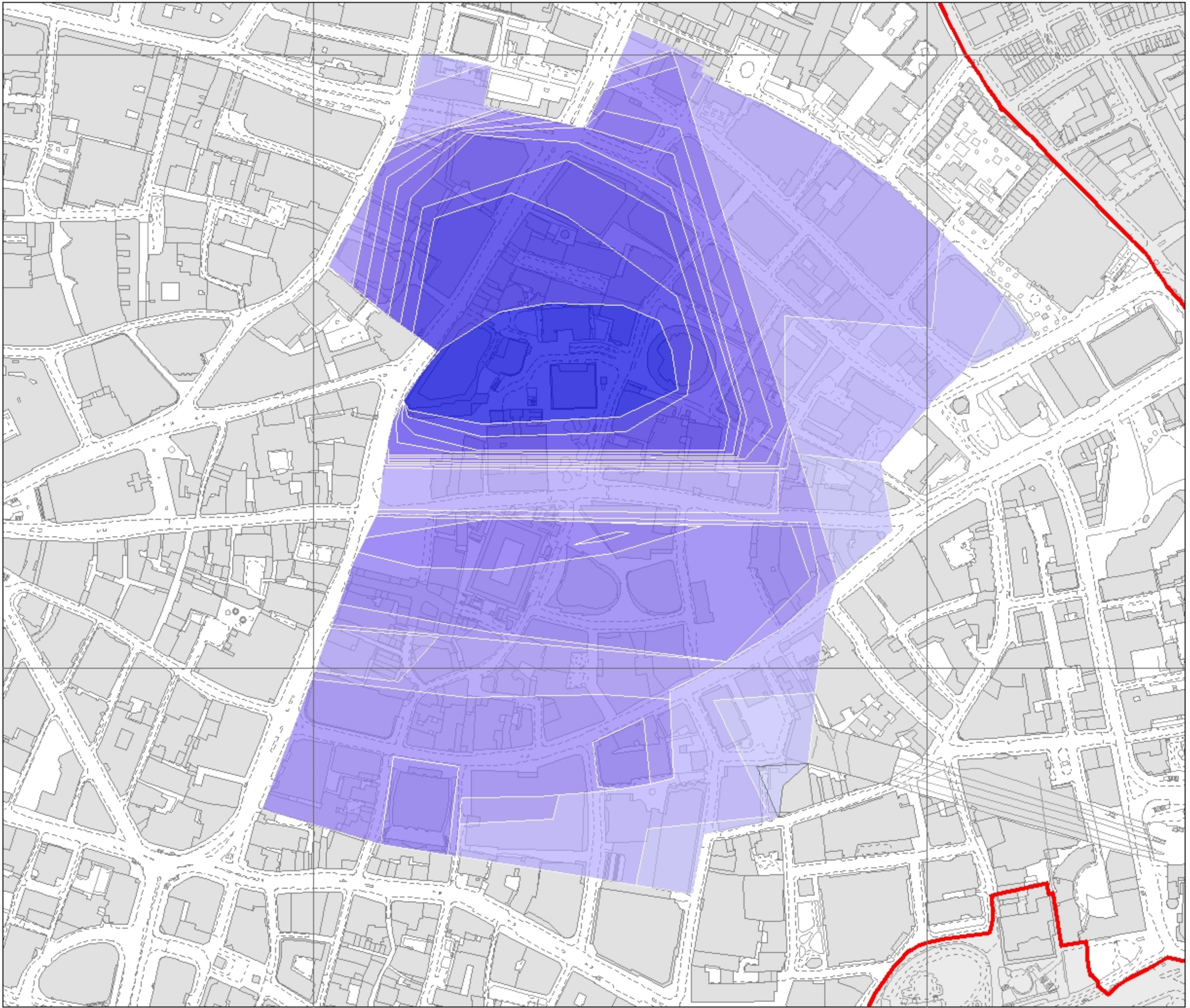


533000

533500

181500

181500



181000

181000


533000

533500

CITY OF LONDON  
**LOCAL PLAN**  
**PROPOSED SUBMISSION DRAFT**  
**POLICIES MAP C**  
 November 2023

City Cluster Tall Buildings Area

**KEY**

 Administrative Boundary of the City of London

Tall Buildings contours (m AOD)

-  75
-  80
-  90
-  100
-  120
-  140
-  160
-  180
-  200
-  220
-  240
-  260
-  280
-  300

This Policies Map is one of three covering the City of London. See also Policies Maps A, B and D.



SCALE 1:3000



ENVIRONMENT DEPARTMENT


531000

531500

CITY OF LONDON  
**LOCAL PLAN**  
**PROPOSED SUBMISSION DRAFT**  
**POLICIES MAP D**  
 November 2023

Fleet Valley Tall Buildings Area

**KEY**

 Administrative Boundary of the City of London

**Tall Buildings contours (m AOD)**

 75

 80

 90

181500

181500

181000

181000

531000

531500

This Policies Map is one of three covering the City of London. See also Policies Maps A, B and C



SCALE 1:3000



ENVIRONMENT DEPARTMENT

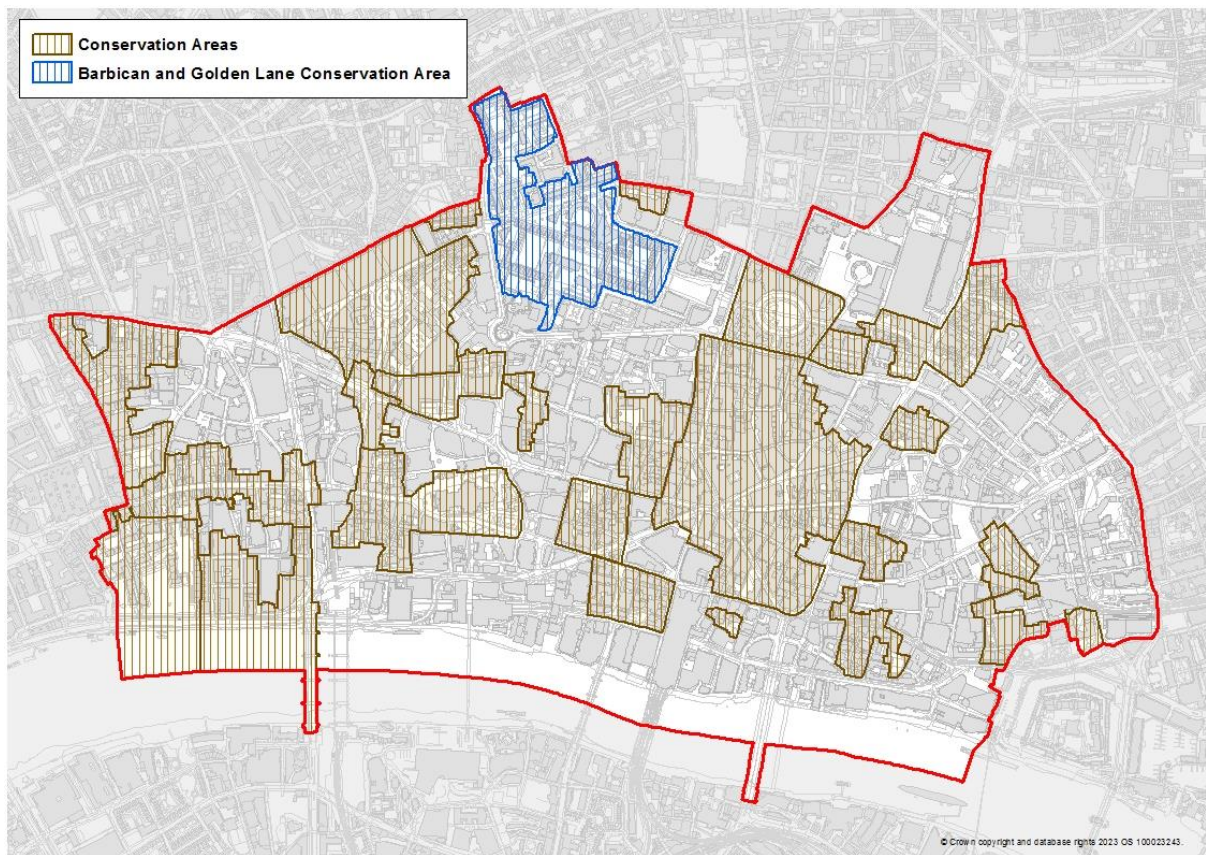
The changes listed below include proposed additions, deletions and amendments to the existing Policies Maps A and B.

## Policies Map A

### Tall Buildings, Views and Heritage

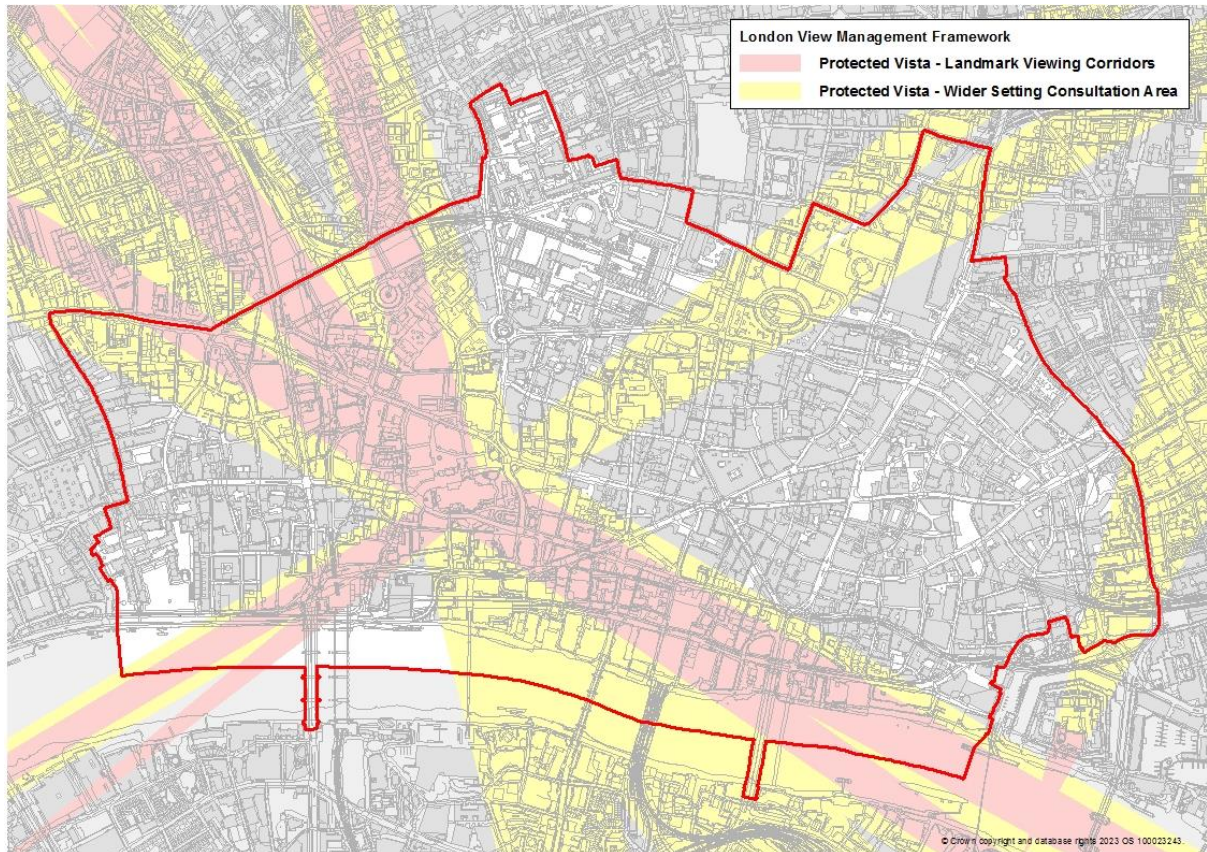
#### Conservation Areas

Since Local Plan 2015, the Barbican and Golden Lane Conservation Area was added. Consultation is ongoing for the proposed Creechurch Conservation Area. Following the consultation, the map will be updated to reflect the conservation area.

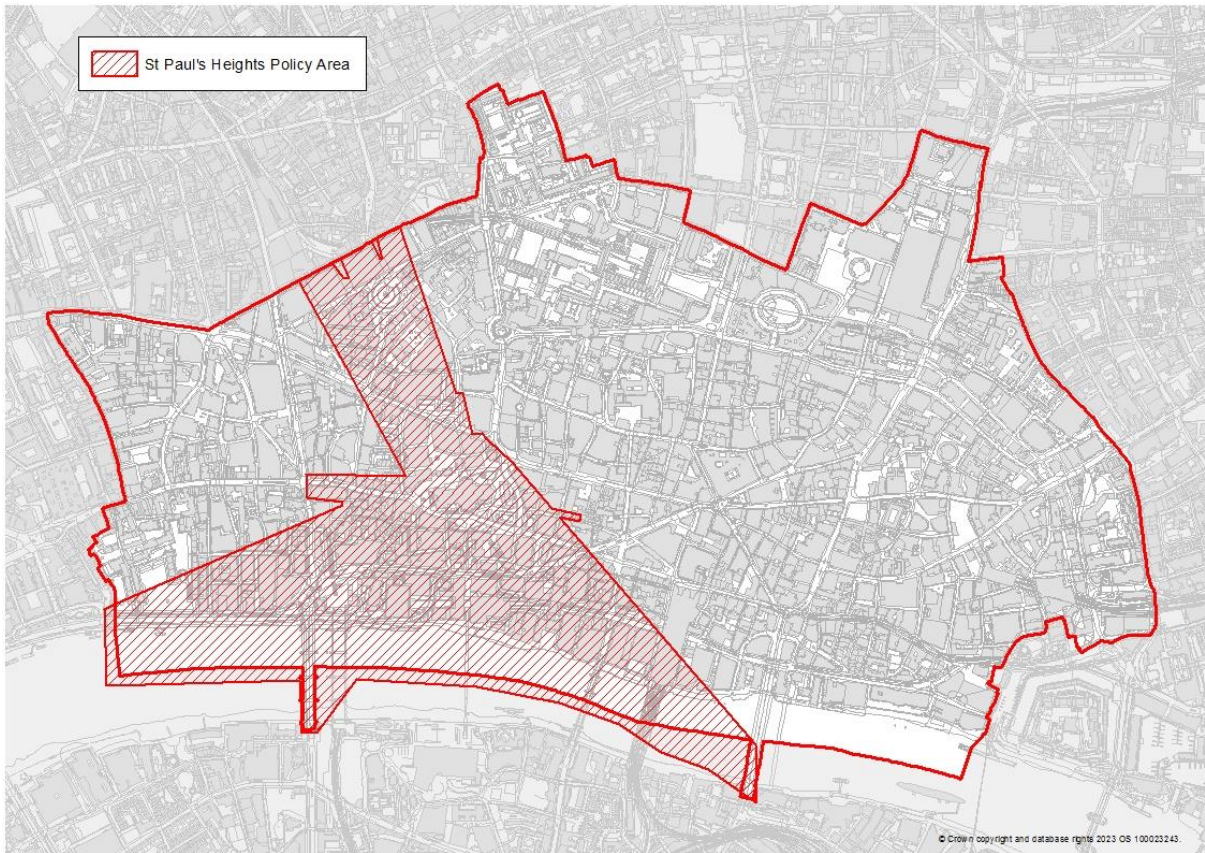




London View Management Framework – Protected Vista Landmark Viewing Corridors  
and Protected Vista Wider Setting Consultation  
No change

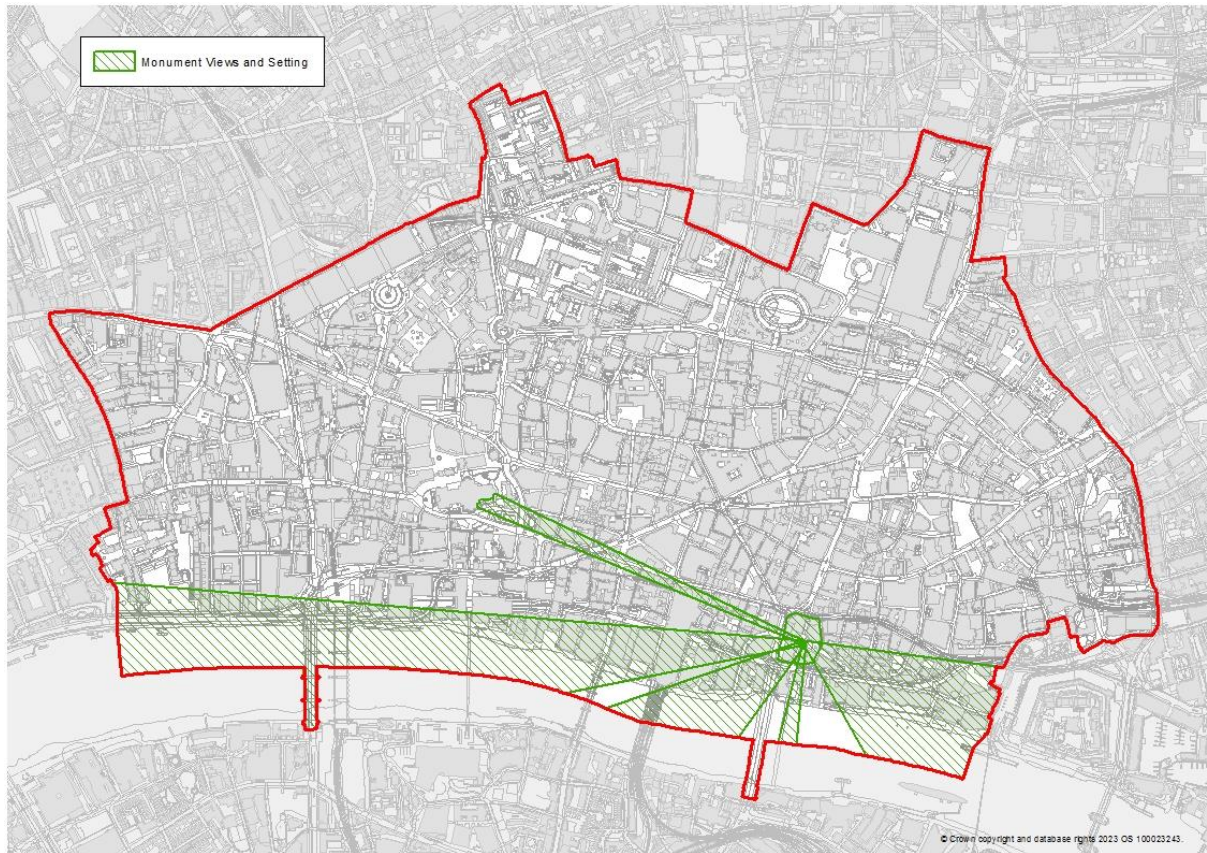


St Paul's Heights Policy Area  
No change



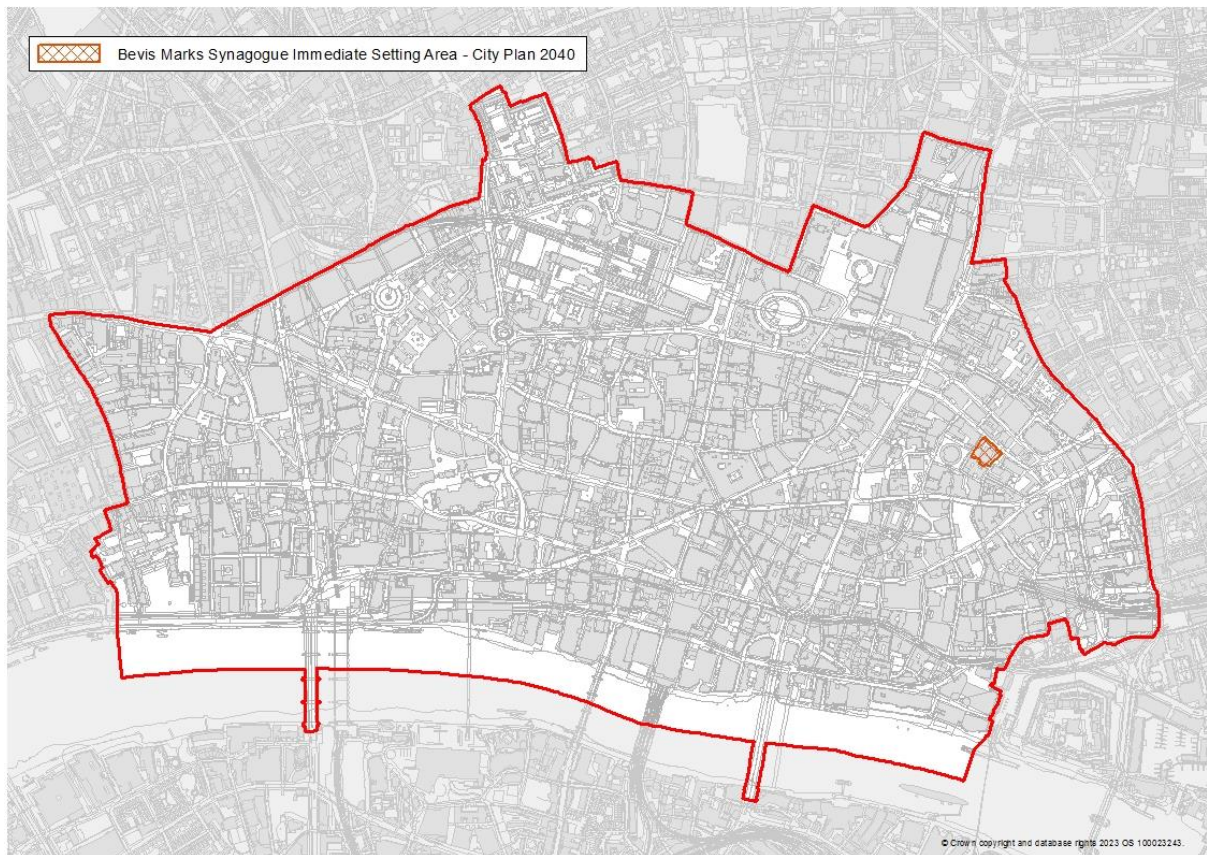
# Monument Views and Setting

No change



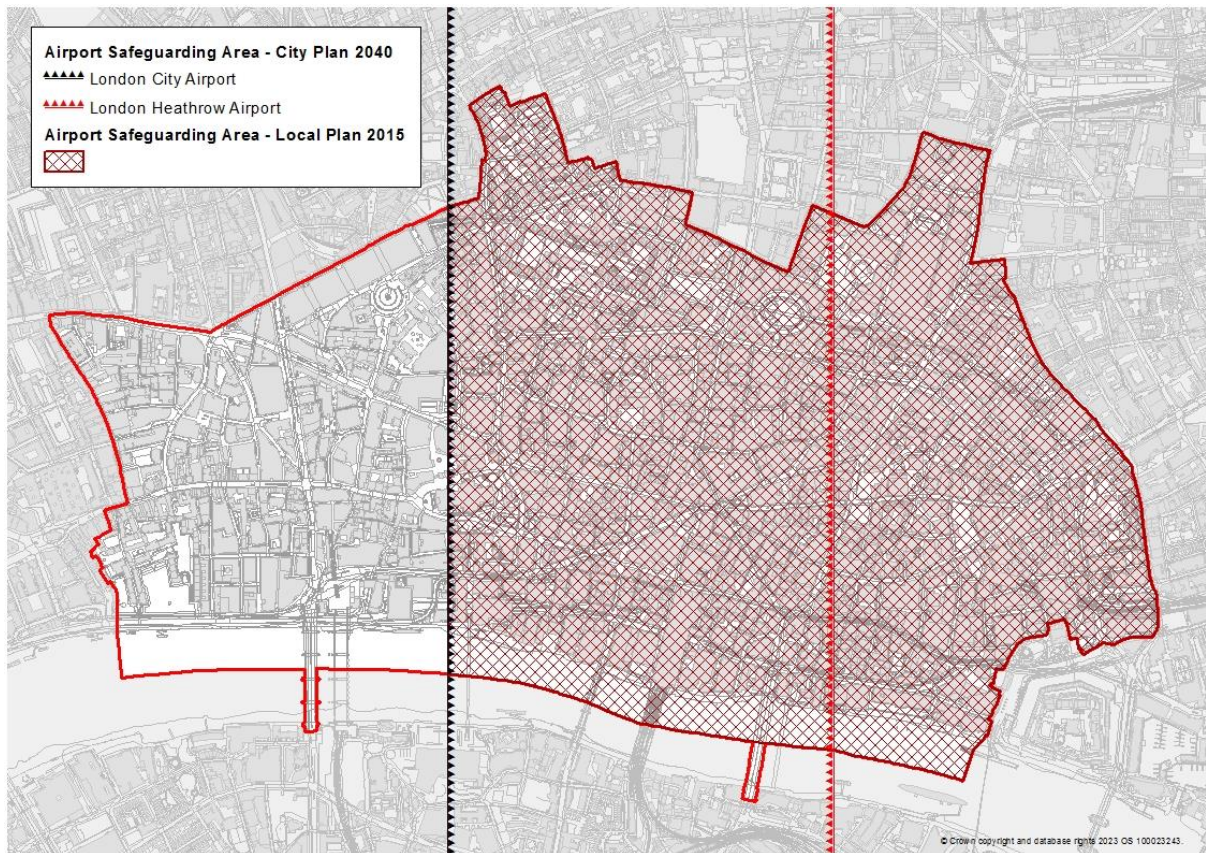
## Bevis Marks Synagogue Immediate Setting Area

The Bevis Marks Synagogue Immediate Setting Area was added to the Policies Map.

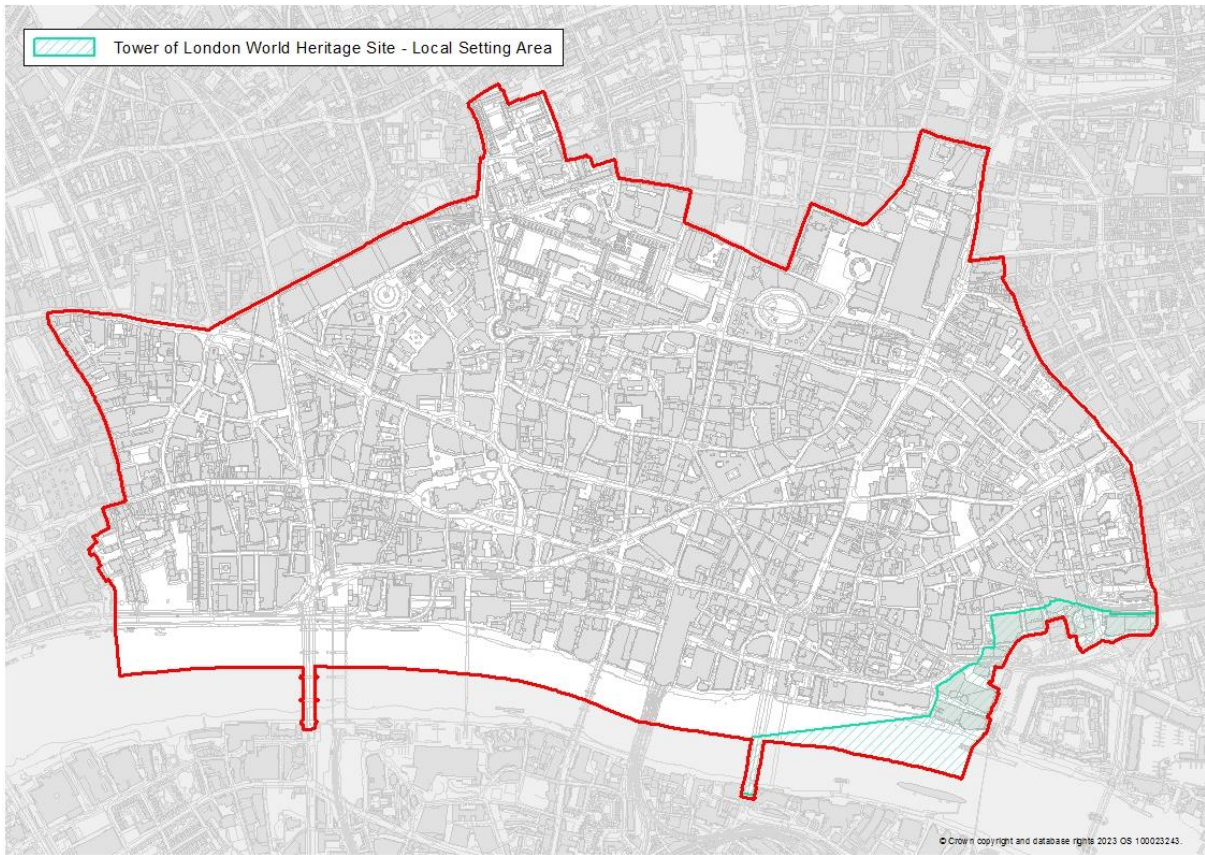


## Airport Safeguarding Area

The London Plan 2021 requires tall buildings to have regard for the Airport Safeguarding Areas of London City Airport and London Heathrow Airport. The map has been updated to reflect the two areas.

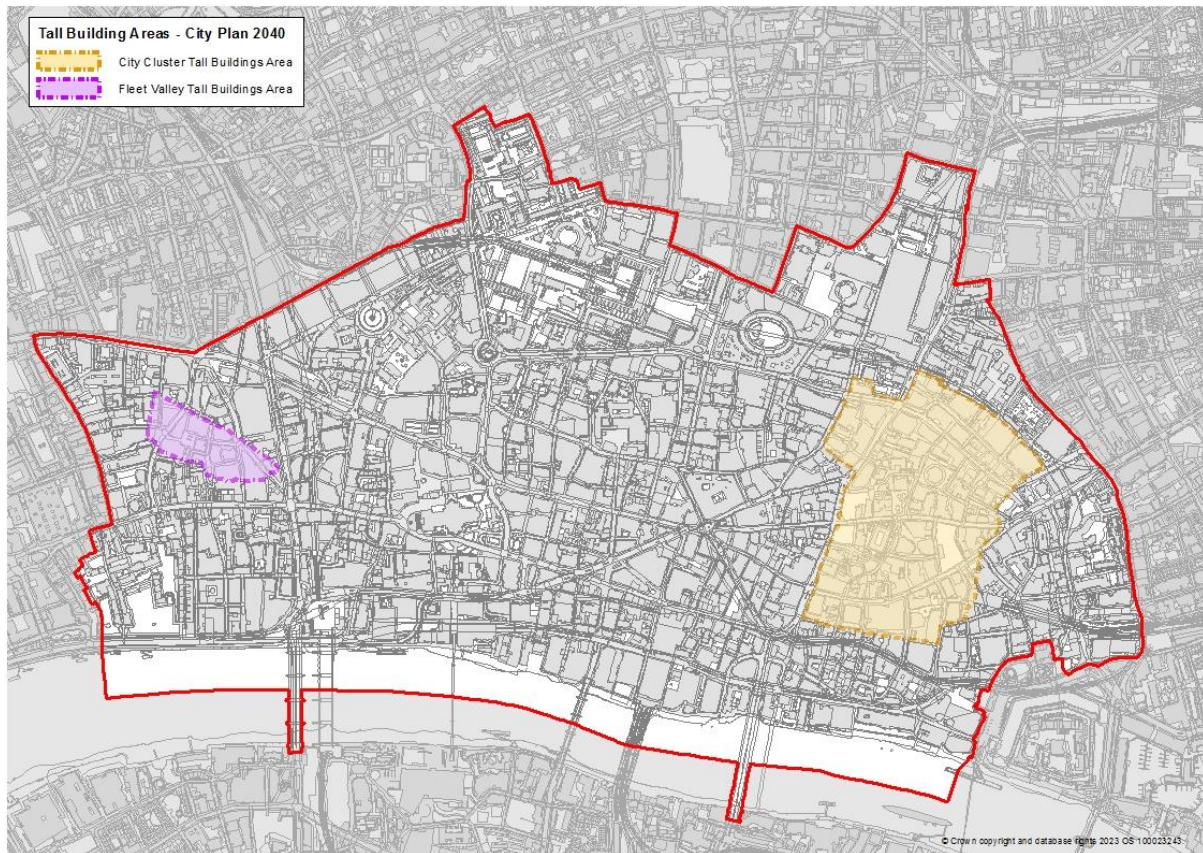


Tower of London World Heritage Site – Local Setting Area  
No change



## Tall Buildings Area

The tall building areas are identified on the Policies Map.

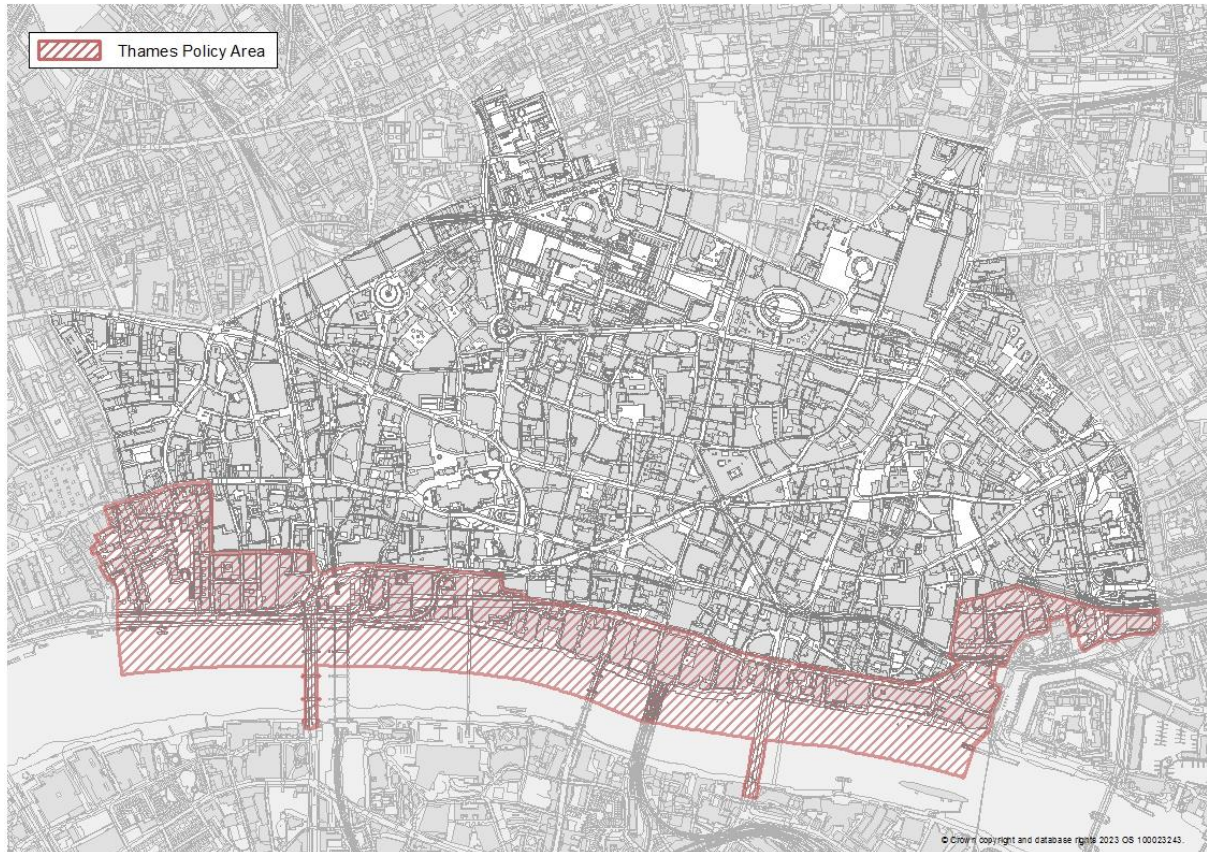


# Policies Map B

## Key City Places

Thames Policy Area

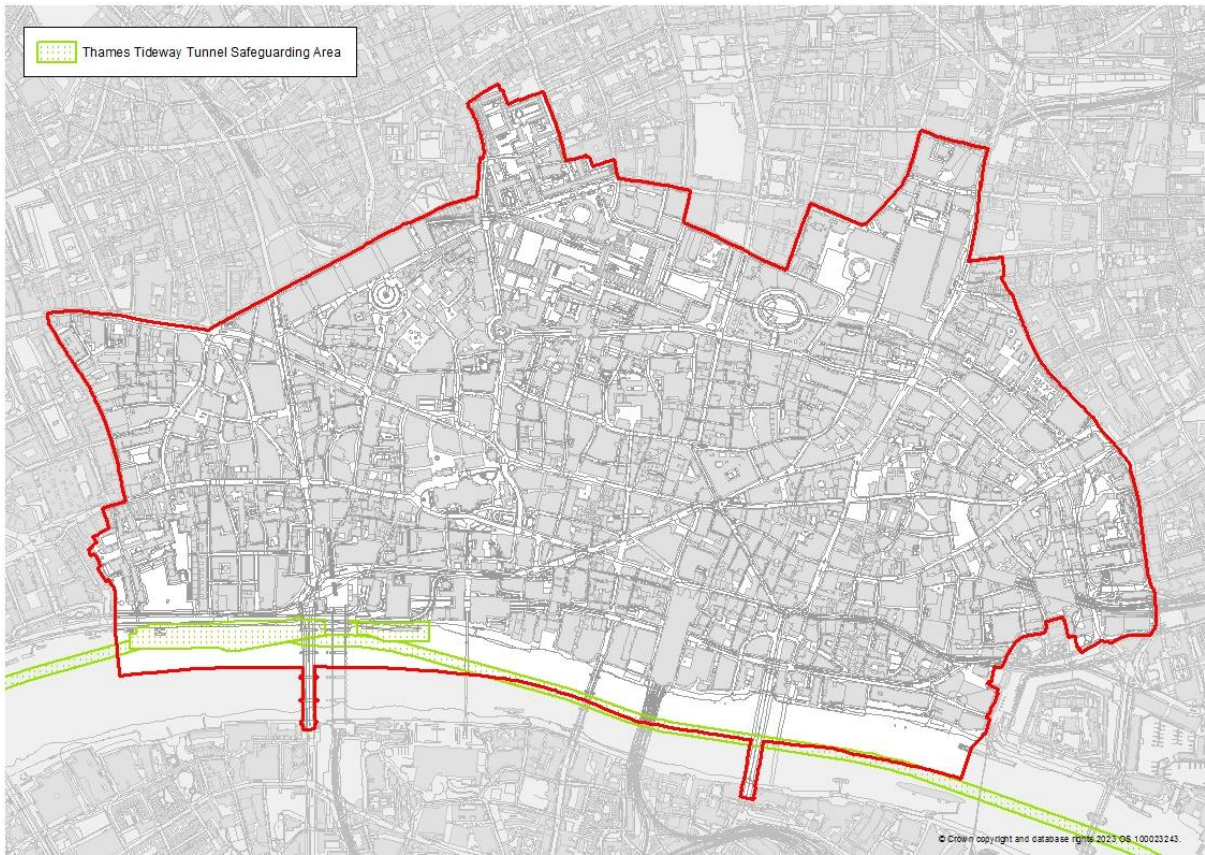
No change





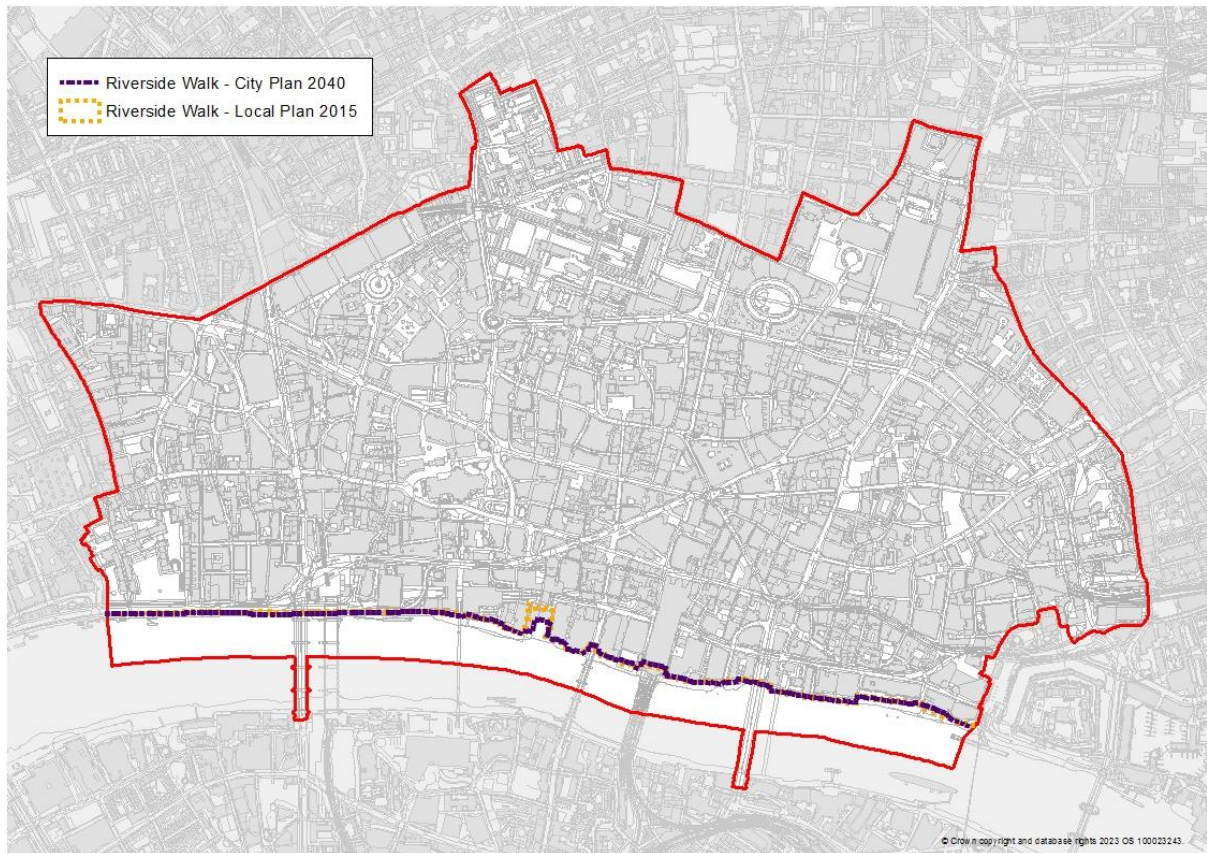
# Thames Tideway Tunnel Safeguarding Area

No changes



## Riverside Walk

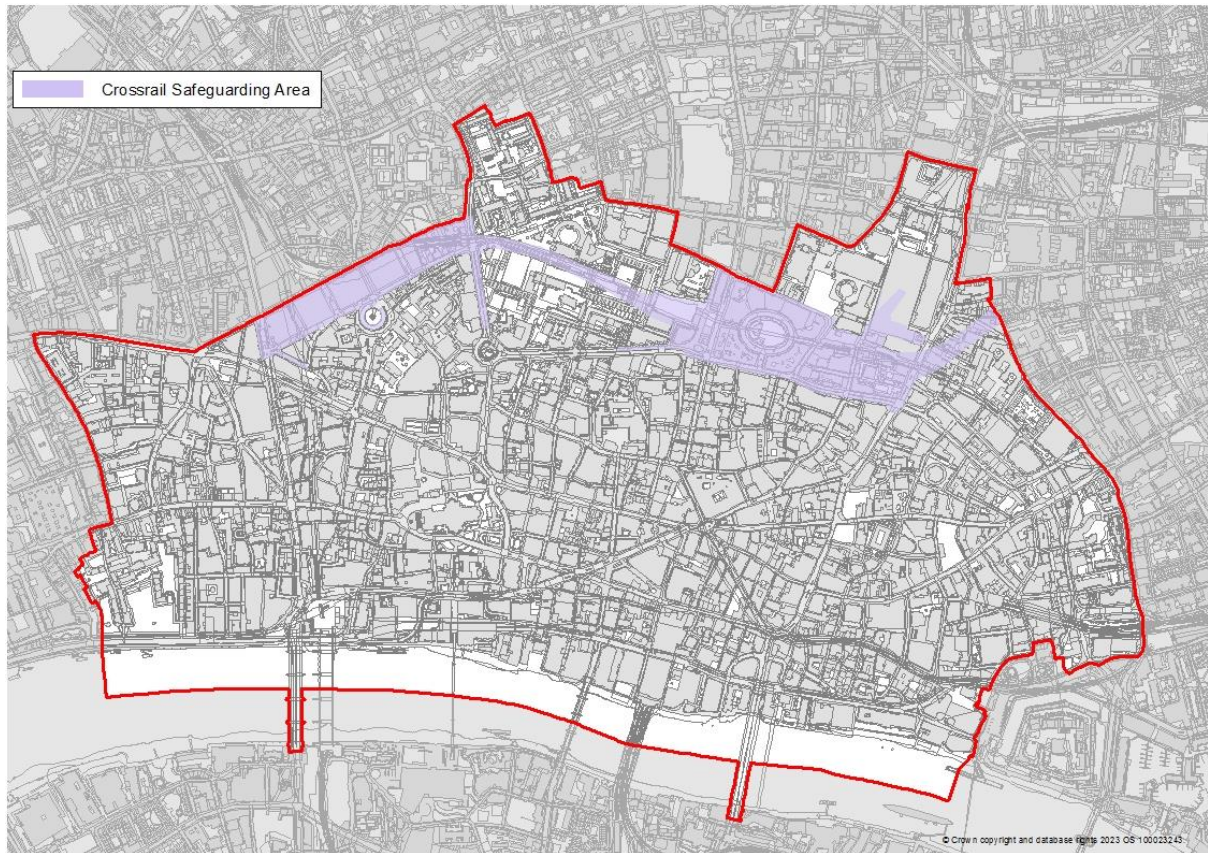
Small adjustment has been made due to completed construction works at Queenhithe.



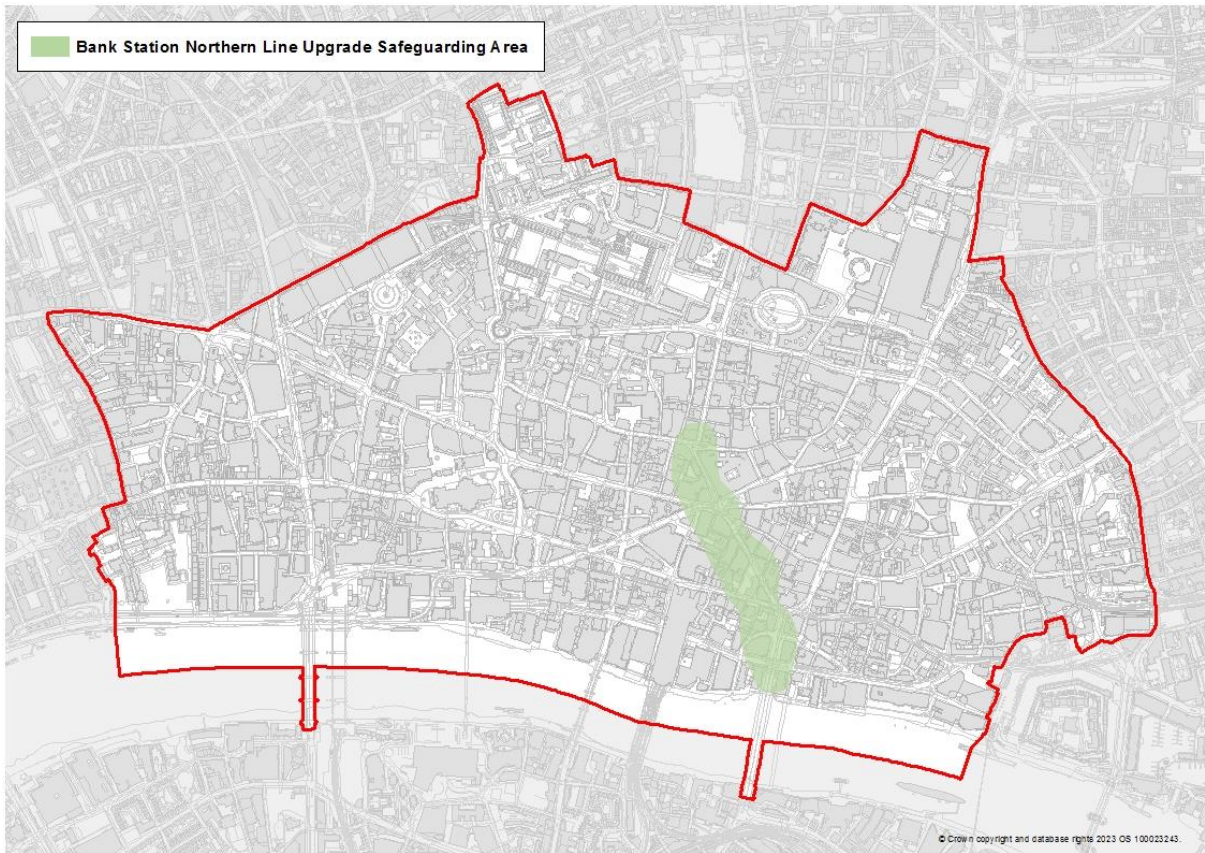
# Transport and Servicing

## Crossrail Safeguarding Area

No change



Bank Station/Northern Line Upgrade Safeguarding Area  
No change



## Strategic Road

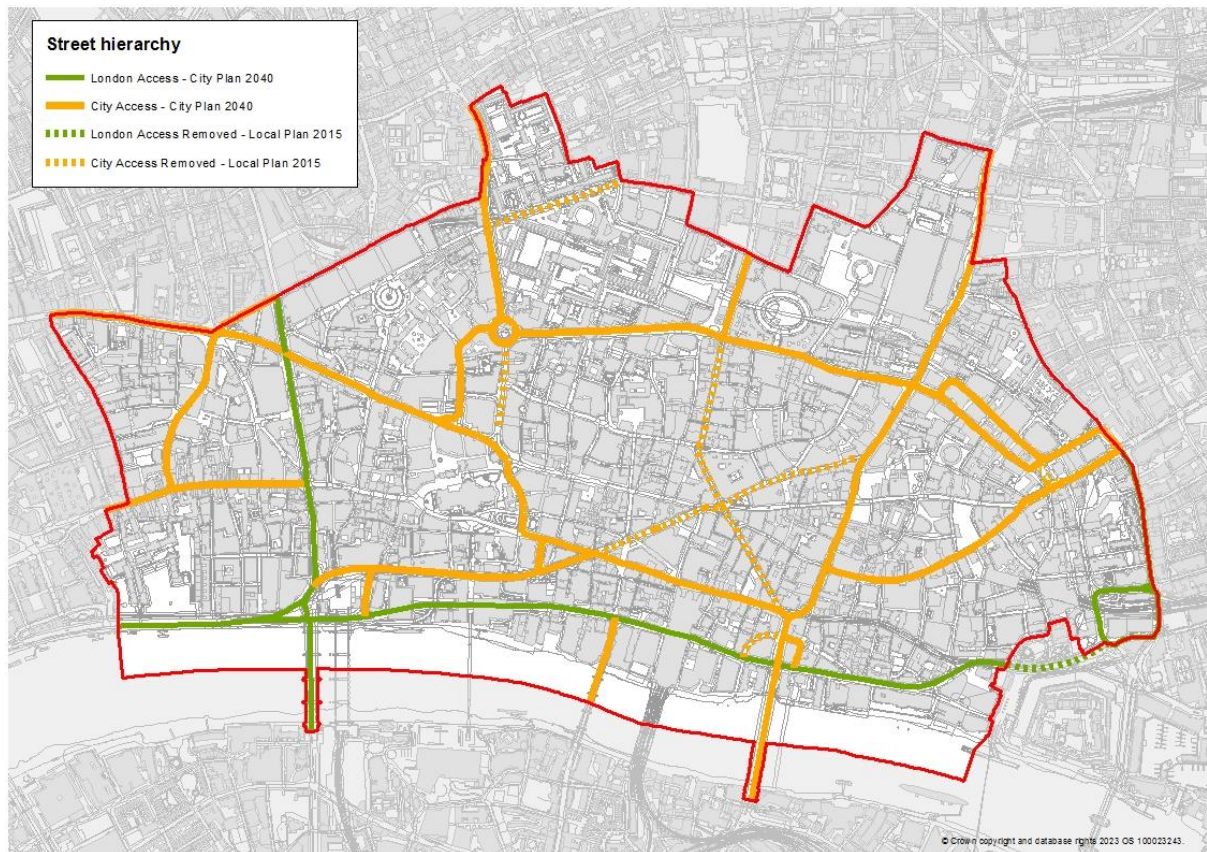
As part of the Transport Strategy review, it has been renamed to London Access.

## London/Borough Distributor Road

As part of the Transport Strategy review, it has been renamed as City Access.

## Local Distributor Road

As part of the Transport Strategy review, all other roads are designated as Local Access streets so they do not need to be identified on the map.



## Open Spaces and Green Infrastructure

Site of Metropolitan Importance for Nature Conservation

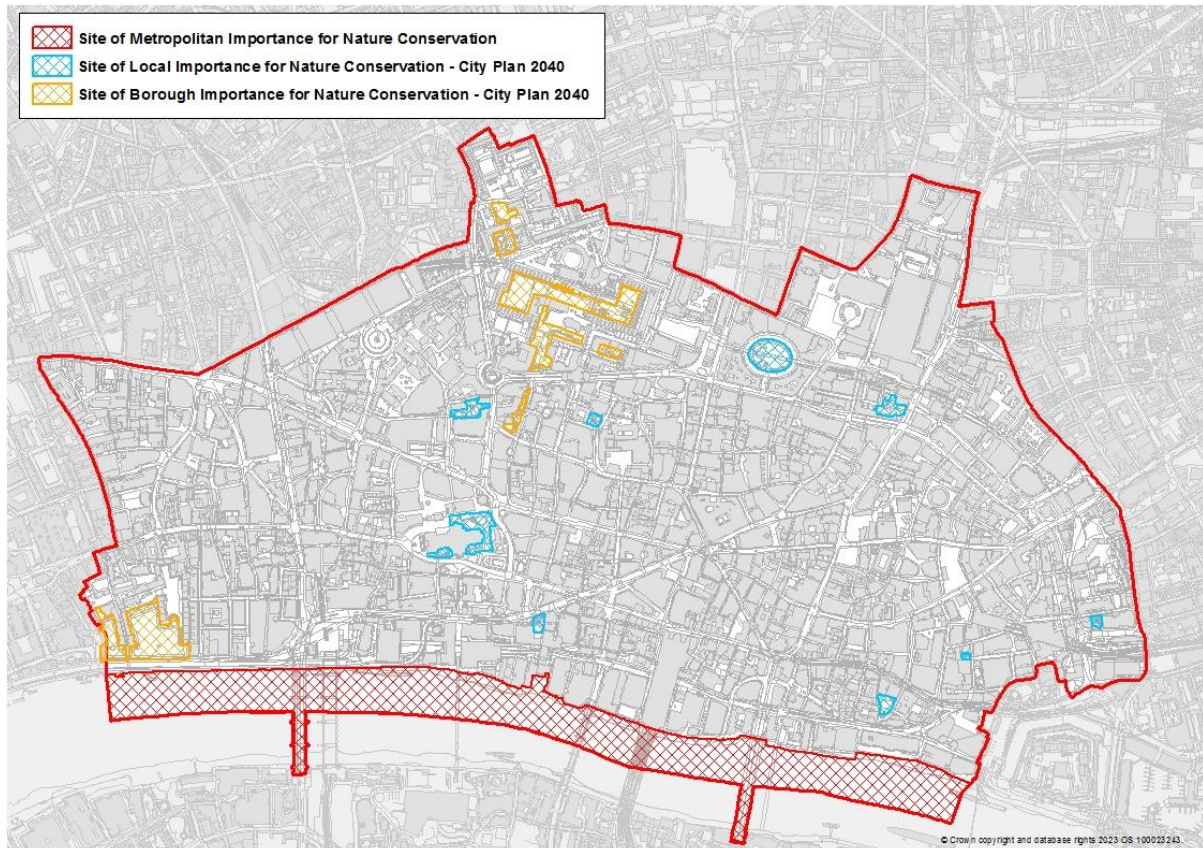
No change

Site of Borough Importance for Nature Conservation

The SBINCs were added to the Policies Map.

Site of Local Importance for Nature Conservation

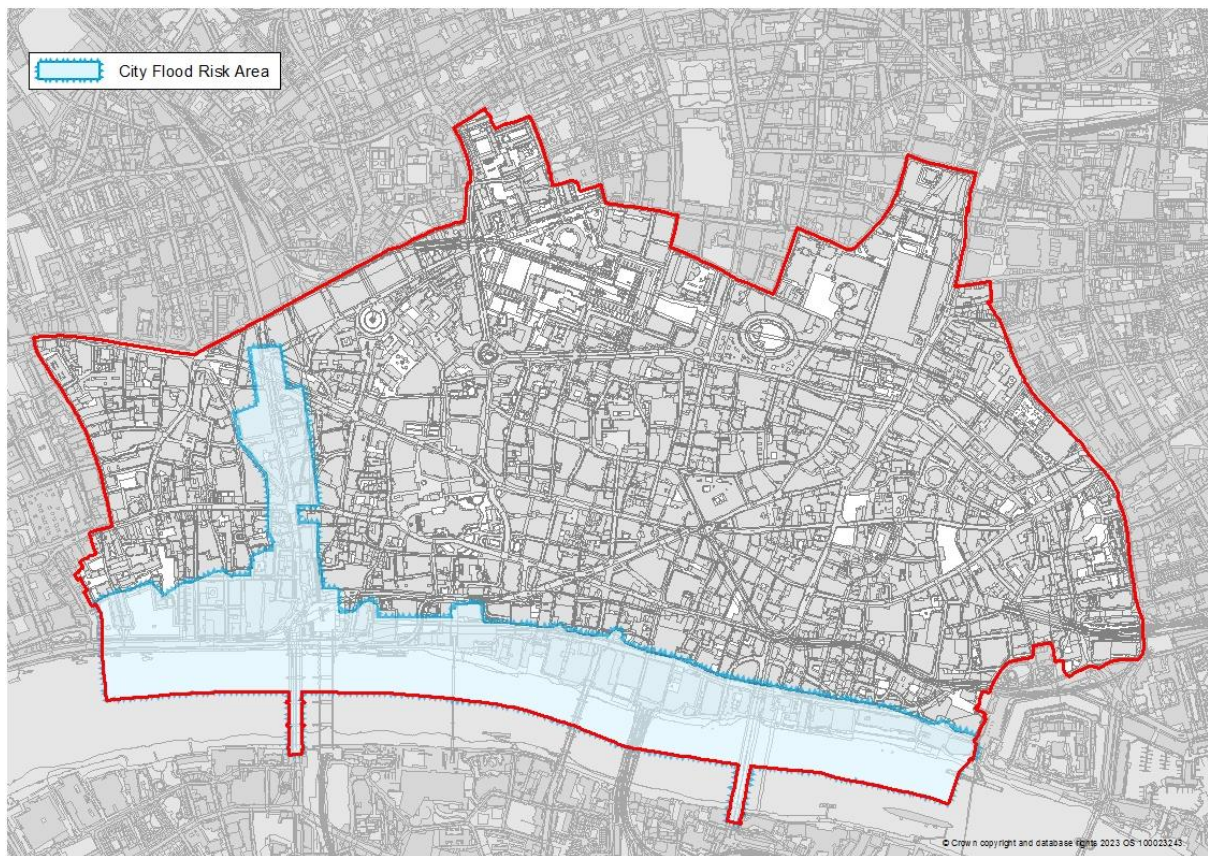
The SLINCs were added to the Policies Map.



# Climate Resilience and Flood Risk

## City Flood Risk Area

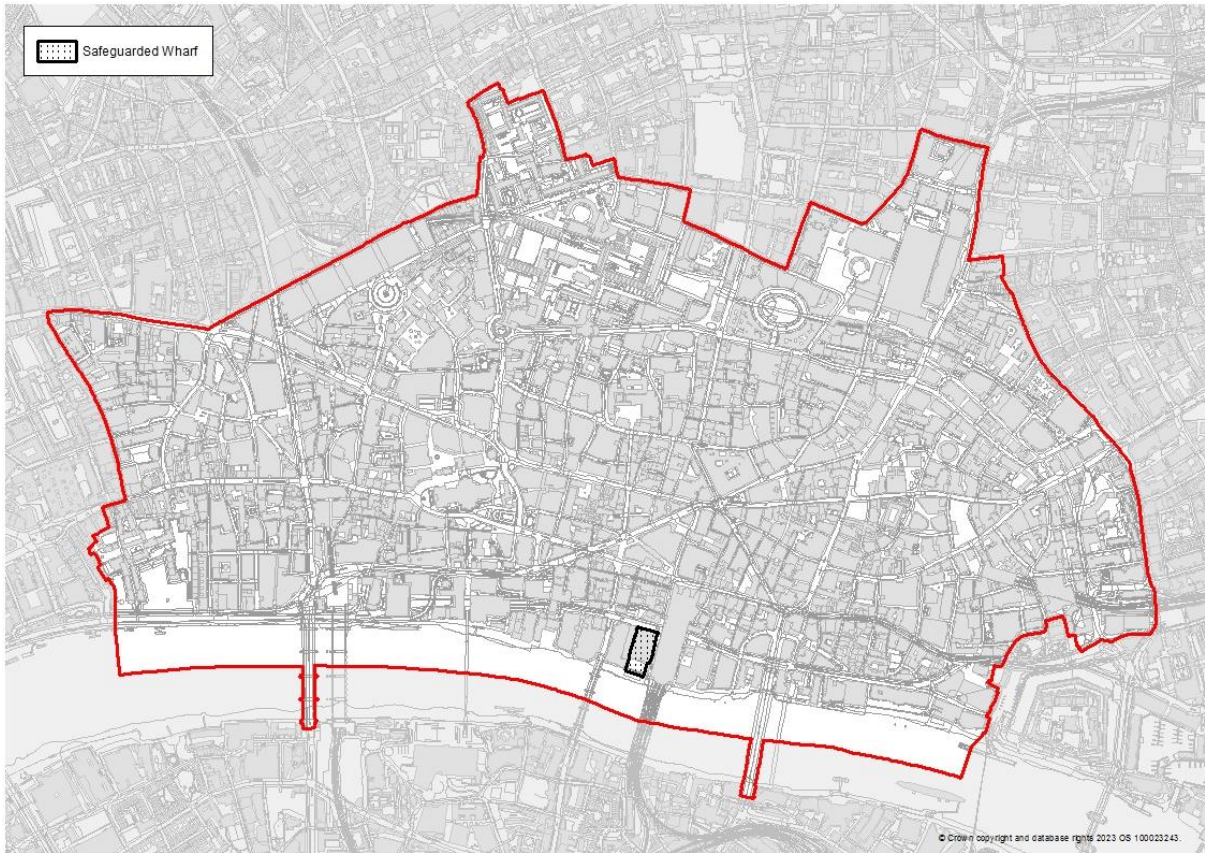
No change



# Circular Economy and Waste

## Safeguarded Wharf

No change

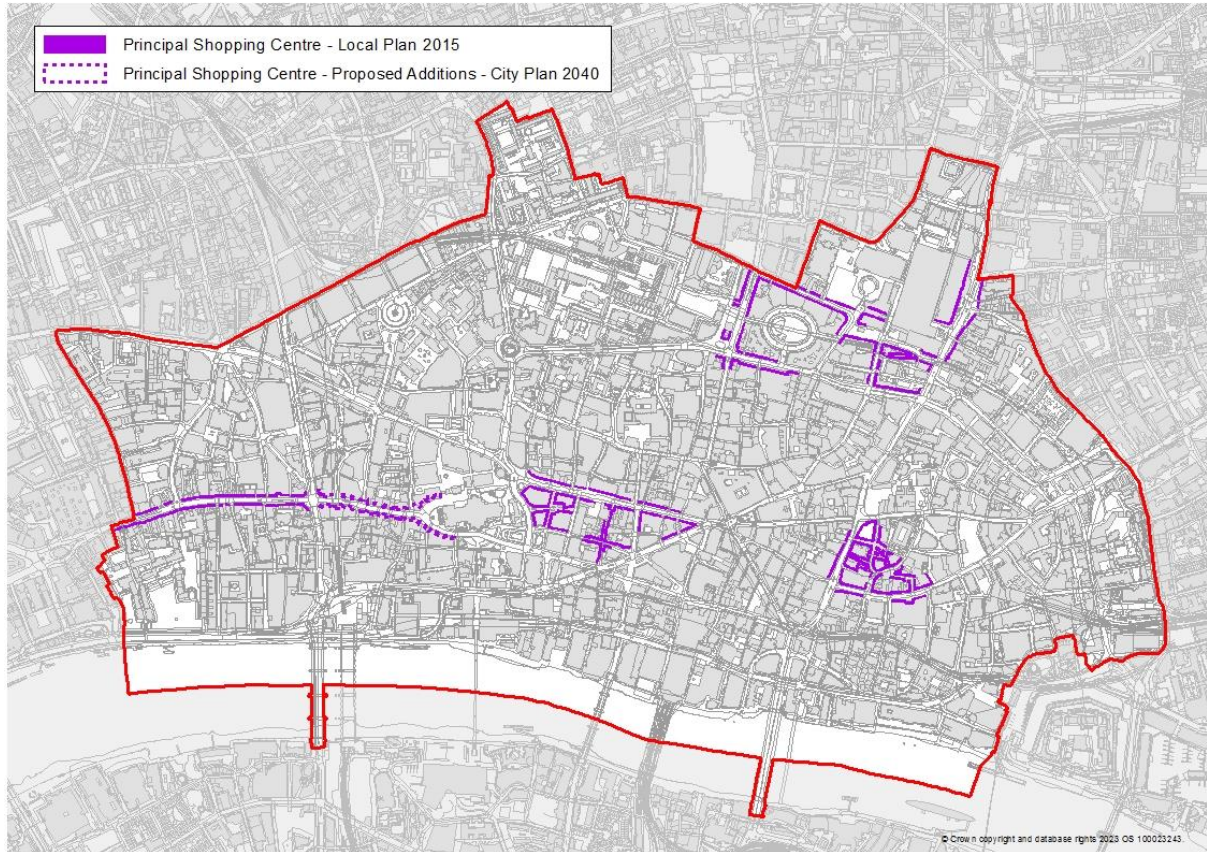




# Retail

## Principal Shopping Centre

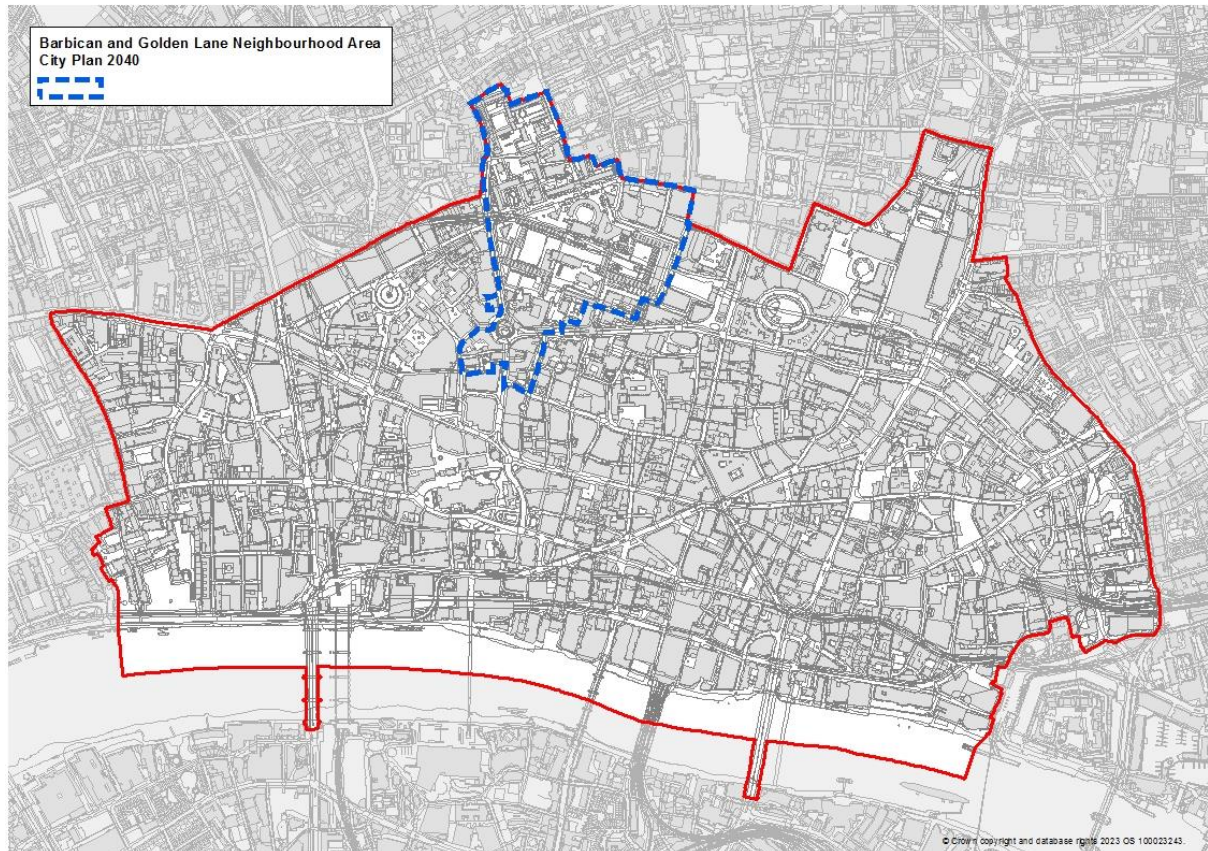
As part of a Retail Needs Assessment commissioned from Colliers, the Fleet Street PSC was extended eastwards up to Ludgate Hill.



# Housing and Communities

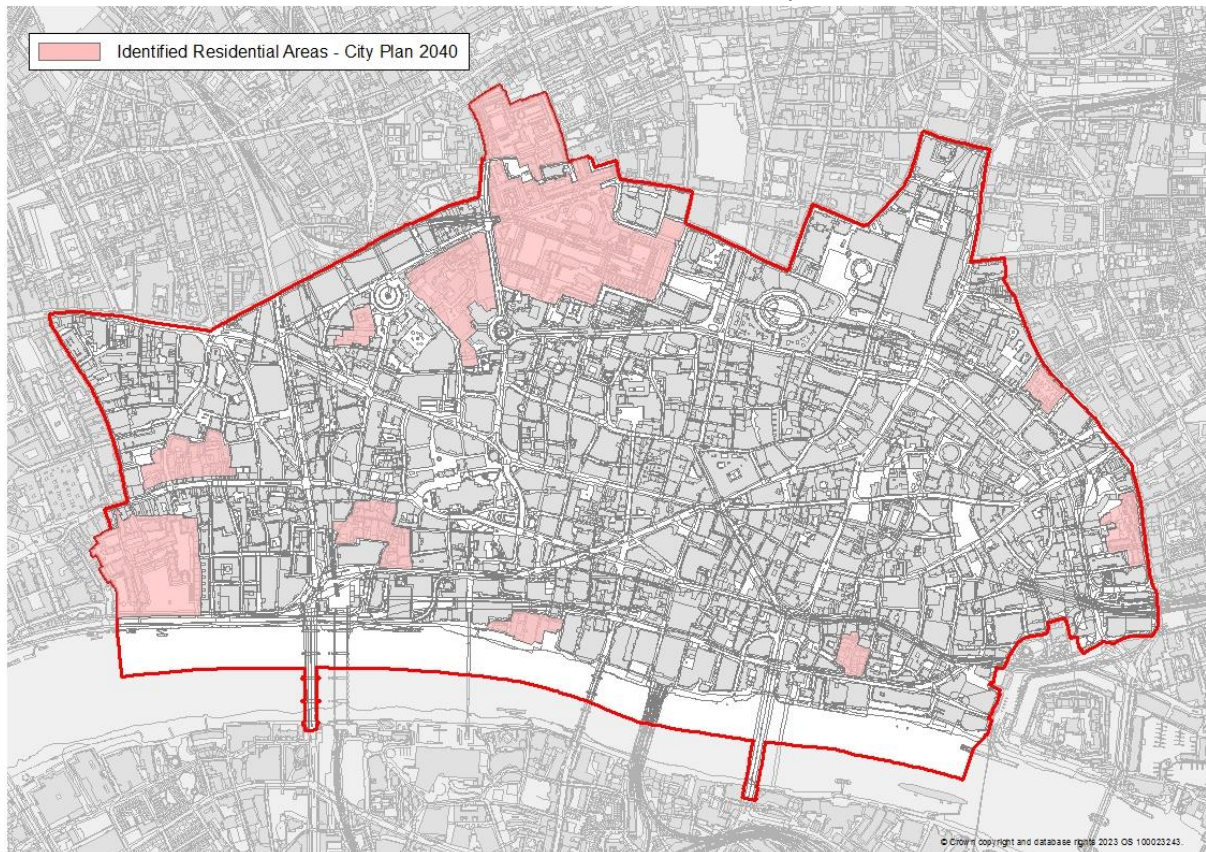
## Barbican and Golden Lane Neighbourhood Area

On the 18 July 2023 the City of London Corporation designated the Barbican and Golden Lane neighbourhood area.



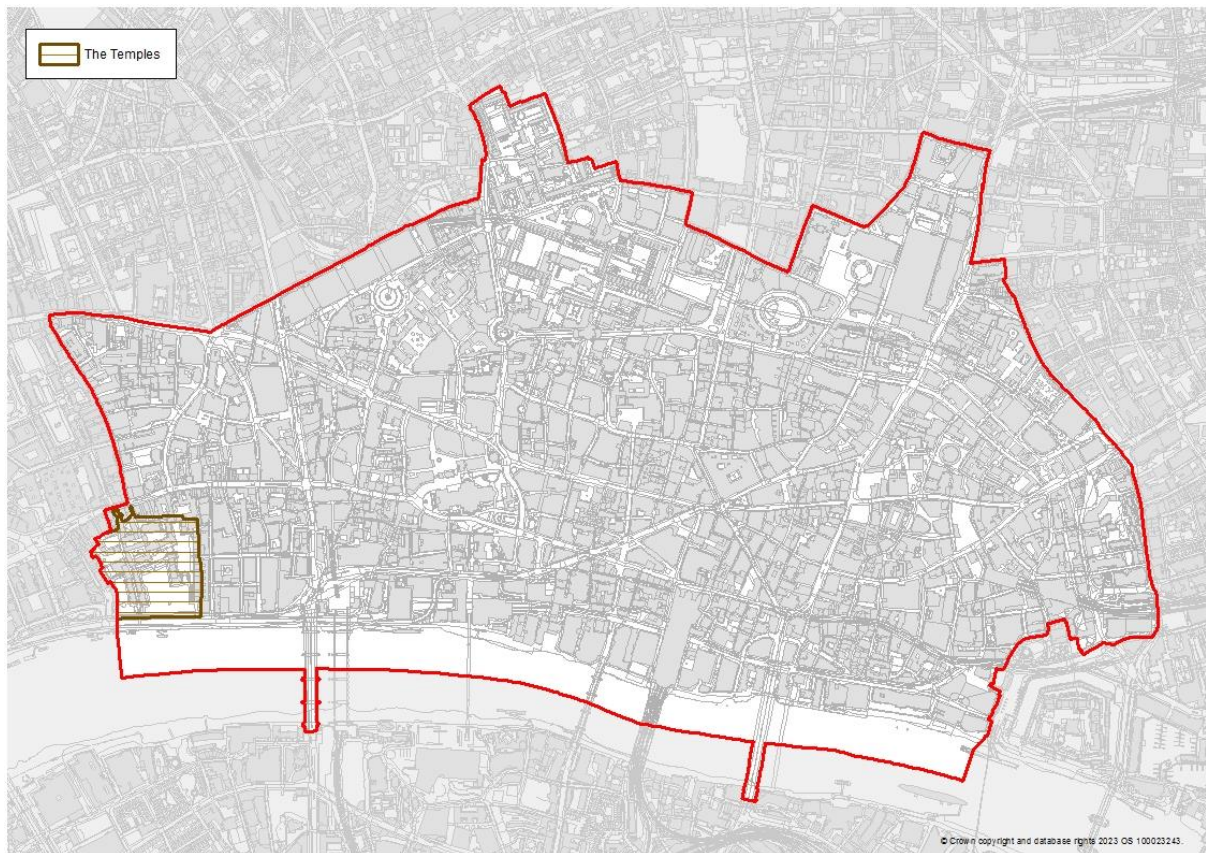
## Identified Residential Areas

The identified residential areas were identified on the Policies Map.



## The Temples

No change



## Policies Map C

### City Cluster Tall Building Area

The contours for the City Cluster Tall Buildings Area are identified with areas appropriate for tall buildings of the respective height.

## Policies Map D

### Fleet Valley Tall Buildings Area

The contours for the Fleet Valley Area are identified with areas appropriate for tall buildings of the respective height.