

City Plan 2040
City of London Local Plan
Revised Proposed Submission Draft
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Foreword

(To be completed)

Shravan Joshi

Chairman of the Planning & Transportation Committee

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1. Strategic Priorities

The City Plan 2040 is the local plan for the City of London. It is a plan for the development of the Square Mile, setting out what type of development the City Corporation expects to take place and where. The Local City Plan sets out the City Corporation's strategic priorities for planning the Square Mile, together with policies that guide decisions on planning applications.

- 1.1.0 To help realise our vision for the Square Mile, the City Plan 2040 sets out strategic priorities that underpin the policies in the Plan. These priorities have been informed by stakeholders, national and London-wide policy, and the strategies of the City Corporation and other partners.
- 1.1.1 As set out in the National Planning Policy Framework (NPPF), achieving sustainable development means that the planning system has three overarching objectives – an economic, a social and an environmental objective. The strategic priorities have been grouped accordingly, though many priorities will have benefits for more than one of the three sustainable development objectives.

1.2 Economic objective

- Delivering sustainable economic growth, including a minimum of 1.2 million sqm net additional office floorspace by 2040
- Ensuring new and refurbished office space meets the environmental, social and governance (ESG) priorities of occupiers and their workforces
- Providing flexible and adaptable workspace that meets the needs of different sectors and business sizes, supporting specialist business clusters and promoting a range of complementary uses including education
- Creating a more vibrant and diverse retail economy
- Enhancing the City's evening and weekend economies
- Creating new and enhanced culture, leisure and visitor attractions
- Delivering the accommodation, facilities, attractions and infrastructure required for a leading destination
- Ensuring development plays a significant role in enhancing the life of the Square Mile and the capital as a whole, both through the uses and design of development and through appropriate planning contributions
- Helping to facilitate the infrastructure requirements of the Square Mile

1.3 Social objective

- Delivering new, inclusive open spaces and enhancing the City's public realm for everyone
- Enhancing the City's riverside for everyone through the delivery of new and improved public realm and greater vibrancy
- Enhancing and transforming seven Key Areas of Change where significant change is expected and providing a policy framework to guide sustainable change in those areas
- Engaging with the City's communities including workers and residents and other stakeholders
- Creating a more inclusive, healthier, and safer City for everyone
- Delivering additional homes within the Square Mile and on City Corporation estates and other appropriate sites outside the City
- Enhancing the City's social infrastructure and creating new sports and recreation opportunities across the Square Mile.

1.4 Environmental objective

- Ensuring that the City is environmentally sustainable and transitions to a net zero carbon City by 2040, taking a 'retrofit first' approach to development
- Delivering urban greening and greater biodiversity
- Celebrating, protecting and enhancing the City's unique heritage assets
- Enhancing the City's distinctive and iconic skyline while preserving strategic views of St Paul's Cathedral and the Tower of London World Heritage Site
- Ensuring exemplary design of development
- Promoting greater use of the river Thames for passenger and freight transport, increased enjoyment of the City's riverside and reductions in the risk of flooding
- Ensuring development and infrastructure help transform the City's streets, creating attractive and accessible places to walk, wheel, cycle and spend time, and enabling sustainable transport and active travel

2. Spatial Strategy

- 2.1.0 Many aspects of the City Plan have a spatial element. Different approaches to development and growth need to be taken in different parts of the City to ensure a sustainable pattern of development is delivered, and to bring forward development in a way that enhances the unique character of the Square Mile. This spatial strategy (Figure 1) sets out an overview for how that will be achieved.
1. All parts of the Square Mile will continue to see growth and development over the lifetime of the City Plan 2040. However, some areas – identified in this plan as Key Areas of Change (KAOC) – will see either a greater proportion of net additional floorspace than other parts of the City, or will undergo more significant change to their built form. Priorities for each KAO C are set out in section 14.
 2. Net additional office floorspace will primarily be delivered in the City Cluster KAO C, supplemented by floorspace in the Fleet Street and Ludgate KAO C and Liverpool Street KAO C. Office growth will be encouraged in all parts of the Square Mile.
 3. Additional housing will be focussed in and around the identified residential areas, with consideration given to student housing in other suitable areas.
 4. Demand for retail growth is likely to be focussed in the four principal shopping centres (PSC) of Moorgate and Liverpool Street; Leadenhall Market; Cheapside; and Fleet Street. Priorities for each area are set out in section 6. Active frontages, with uses that are suitable for their context, will be delivered in all parts of the Square Mile, bringing vibrancy to the City and meeting the needs of people who live and work here and those who visit the area.
 5. Focal areas for culture have been identified in the cultural planning framework, informed by the existing cultural character of different parts of the City and the potential for each area to contribute to the ongoing transformation of the City into a vibrant destination.
 6. New hotels will be encouraged in suitable locations across the City, particularly in places near to transport hubs and where there is good access to visitor destinations in and outside the City.
 7. Streets will be planned to facilitate world-class connections and reinforce a Square Mile that is inclusive and accessible to all, as envisaged in the City Corporation’s Transport Strategy.
 8. Green corridors will link up the City’s Sites of Importance for Nature Conservation (SINCs), with development complementing and (where appropriate) contributing to wider environmental enhancements along the routes.

9. The Thames riverfront will play an enhanced role for the City, providing more opportunities for leisure, culture and recreation, with improved greening, biodiversity and connectivity.
10. Designated strategic and local views will inform development, with tall buildings focused in the City cluster and the Fleet valley, which are identified as areas suitable for tall buildings.
11. The unique character of different parts of the City, including the area's rich heritage (which includes nearly 600 listed buildings, 27 conservation areas, 48 scheduled ancient monuments and four historic parks and gardens) will be celebrated, protected and enhanced, and help to shape new development in the Square Mile.

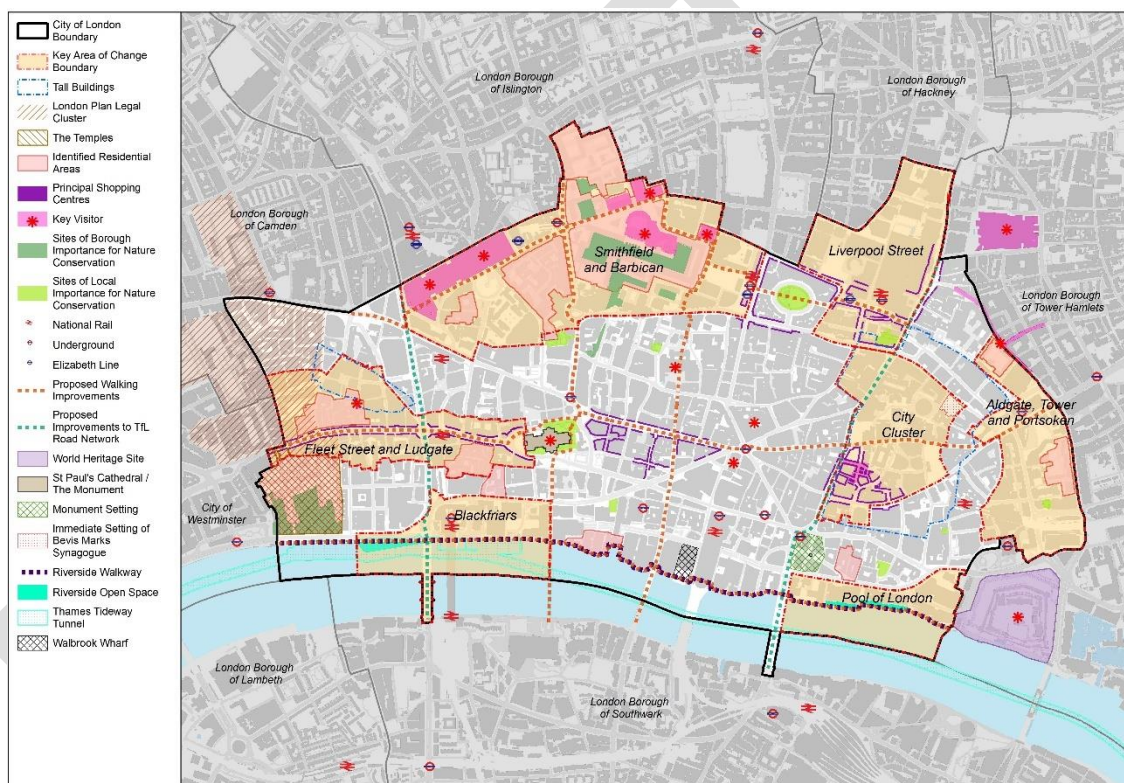


Figure 1: Key Diagram