



City of London Local Plan  
City Plan 2040  
Evidence of Publicity of the City Plan under regulation 20

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**LD7**

## Appendix 8 Evidence of publicity of the City Plan under Regulation 20

### PART A- Email example/s

**Date:** 18 April 2024 09:52:00  
**Attachments:** [image001.gif](#)  
[image002.png](#)  
[image003.png](#)  
[Statement-of-Representations-Procedure-City-Plan-2040.pdf](#)  
[Model\\_Representation\\_Form\\_for\\_City\\_Plan\\_2040.odt](#)

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**Proposed Submission Draft City Plan 2040  
Notification of Public Consultation  
Planning & Compulsory Purchase Act 2004  
Regulations 19 and 20 of the Town and Country Planning (Local Planning) (England)  
Regulations 2012**

We are contacting you as someone who has previously registered with us as being interested in the preparation of the City of London Local Plan (City Plan 2040). We write to formally inform you of the publication of the Regulation 19 City Plan 2040 and consultation under Regulation 20 of the above acts.

The Proposed Submission Draft City Plan 2040 was approved by the Court of Common Council on 7 March 2024 and is now being published for Regulation 19 consultation. The consultation will begin on **Thursday 18 April and run until 11pm on Friday 31 May 2024.**

The Plan and the proposed submission documents are available for inspection at the following link [City Plan 2040 - City of London](#) and in the locations set out below.

Location	Opening times
The Guildhall, North Wing Reception, London, E2P 2EJ	Mon- Fri: 08.00am - 6.00pm
Guildhall Library, Aldermanbury, EC2V 7HH	Mon- Sat: 9.30am-5.00pm
Shoe Lane Library, EC4A 3JR	Mon, Wed-Fri: 9.30am-5.30pm Tue: 9.30am-6.30pm
Barbican Library, EC2Y 8DS	Mon, Weds, Fri: 9:30am - 5:30pm Tue, Thurs: 9:30am - 7:30pm Sat: 9:30 - 4:00pm
Artizan Street Library and Community Centre, E1 7AF	Mon: 8am - 7pm Tues-Fri: 8am - 5.30pm
Barbican Estate Office, EC2Y 8EN	Mon-Fri: 8:30am – 1.00pm, 2.00-5.00pm
Golden Lane Estate Office, EC1Y 0SJ	Mon- Fri: 8am - 4pm
Middlesex Street Estate Office, E1 7AF	Mon - Fri: 8am - 4pm

The above web link and document attached contains the relevant privacy notice- please ensure you read this carefully. Further details are also available online. within the attached and at the locations above on how to respond to the consultation.

Please see **attached** to this email a copy of the [Statement of Representations Procedure](#) and [Consultation Response form](#).

The City Plan proposed Submission Documents are:

- City Plan 2040
- Policies Map and proposed changes
- Integrated Impact Assessment (IIA) including Sustainability Appraisal, Health Impact Assessment and Equalities Impact Assessment

Habitats Regulation Assessment (HRA)

- Consultation Statement

The City Plan evidence base is also available at the following link: [Evidence: Draft City Plan 2040 - City of London](#)

For further information on the next stages in plan-preparation, please also see the City Plan link above.

Planning Policy Team,  
Environment Department,  
City of London

Email enquires only: [localplan@cityoflondon.gov.uk](mailto:localplan@cityoflondon.gov.uk)

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**From:** Planning Policy Consultations  
**Sent:** Wednesday, May 29, 2024 2:22 PM  
**Subject:** City Plan 2040 - Update

Dear stakeholder,

The Proposed Submission Draft City Plan 2040 was approved by the Court of Common Council on 7 March 2024 and is now currently out for Regulation 19 consultation. Following a request from a number of stakeholders to extend the consultation, it has been decided to move the deadline, from Friday 31 May to **Monday 17 June**. The two-week extension is in the interest of fairness and will ensure that every voice has the opportunity to be heard.

The Plan and the proposed submission documents are available here: [City Plan 2040 - City of London](#).

Have your say here: <https://cityplan2040.commonplace.is/>

Kind regards

Planning Policy Team,  
Environment Department,  
City of London

Email enquires only: [localplan@cityoflondon.gov.uk](mailto:localplan@cityoflondon.gov.uk)



## A- Website screenshot showing consultation

Figure X – City Plan 2040 webpage

NRS Healthcare data breach



[Getting help with the cost of living](#)
[Contact the City Corporation](#)
[About us](#)
[Events](#)
[Accessibility statement](#)
[Councilors, committees and meetings](#)
[Report, Pay, Apply](#)

[Services](#) / [Planning](#) / [Planning policy](#) / [City Plan 2040](#)

## City Plan 2040

**f** Date updated: 24/04/2024

**x** **What is the City Plan 2040?**

City Plan 2040 is a plan for the development of the Square Mile, setting the City Corporation's priorities for development up to 2040, together with policies that will guide future decisions on planning applications. Once adopted, the new Plan will replace the [Local Plan 2015](#).

**Regulation 19 consultation: how can I respond?**

The consultation is open until 31 May (11pm)

**City Plan 2040 PDF (10MB)** 

Draft City Plan 2040

Date submitted: 23/01/24

[Respond to the consultation on Commonplace](#)

All representations must set out whether it is considered that the City Plan 2040 is sound, legally compliant and complies with the 'Duty to Cooperate'. The tests of soundness are set out in the National Planning Policy Framework (paragraph 35). As you set out your response, please consider these questions:

- Is City Plan 2040 legally compliant and sound?
- Are any modifications necessary to make City Plan 2040 legally compliant and sound? It will be helpful if you are able to put forward your suggested revised wording of any policy and text.
- If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

**More Information**

For further information, review the [Statement of Representations Procedure](#)

**Related links**

- [Evidence: Draft City Plan 2040](#)
- [Planning policy library](#)
- [Planning policy](#)

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- If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

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#### More Information

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For further information, review the Statement of Representations Procedure and Model Representation Form PDFs.

#### Privacy Notice

Please note that all representations will be made public on our website in line with the Town and Country Planning (Local Planning)(England) Regulations 2012. This will include the name of the person and, where relevant, the organisation making the representation. Save as set out below, all other personal information will remain confidential and managed in line with the [City Corporation's privacy notice](#).

For more information on how we collect and process personal information, and your rights in relation to that information, please refer to the Environment Department's privacy notice.

[Environment Department privacy notice PDF \(546KB\)](#)



Date submitted: 30/08/23

The City Corporation is unable to accept anonymous representations, or representations without a means of principal contact (eg email address or postal address).

A copy of all representations will be made available in full to the Planning Inspectorate and to the person appointed by the Secretary of State to conduct the examination (i.e. the Inspector). In respect of the Planning Inspectorate (including any programme officer) this will include providing them with the contact details of persons who made representations so that they can contact participants and administer the examination. The [Planning Inspectorate's Privacy Notice](#) provides guidance on how your personal information will be processed by the Planning Inspectorate.

Please also note that when making a representation you will be able to request to be added to distribution list to manage the examination process and to be notified at a specified address of the following:

- The submission of City Plan 2040 for independent examination
- The publication of the recommendations of the person appointed to carry out the independent examination of City Plan 2040
- The adoption of City Plan 2040

[Statement of Representations Procedure PDF \(135KB\)](#)



Date submitted: 4/04/24

[Model Representation Form DOCX \(53KB\)](#)



Date submitted: 4/04/24

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To view the interactive policies maps and see the evidence underpinning the City Plan visit our [StoryMaps](#) of:



You can inspect physical copies of the City Plan 2040 and Policies Map, the Consultation Statement and the Statement of Representations Procedure at the following locations:

**The Guildhall North Wing Reception**  
Mon-Fri: 8am-6pm

**Guildhall Library**  
Mon- Sat: 9.30am-5.00pm

**Shoe Lane Library**  
Mon, Wed-Fri: 9.30am-5.30pm  
Tue: 9.30am-6.30pm

**Barbican Library**  
Mon, Weds, Fri: 9.30am-5.30pm  
Tue, Thurs: 9.30am - 7.30pm  
Sat: 9.30 - 4pm

**Arlitzan Street Library**  
Mon: 8am-7pm  
Tues-Fri: 8am-5.30pm

**Barbican Estate Office**  
Mon-Fri: 8.30am-1pm, 2-5pm

**Golden Lane Estate Office**  
Mon- Fri: 8am-4pm

**Middlesex Street Estate Office**  
Mon - Fri: 8am-4pm

**Policies Maps City Plan 2040 PDF (6MB)**



Date submitted: 23/01/24

**City Plan 2040 Policies Maps Changes PDF (9MB)**



Date submitted: 15/04/24

**City Plan 2040 Consultation Statement 2023 PDF (2MB)**



Date submitted: 20/11/23

**Appendix 5 Draft City Plan 2036 consultation responses PDF (4MB)**



Date submitted: 23/01/24

**Consultation Statement Appendix 6 Consultation Responses (387KB)**



Date submitted: 23/01/24

X



Appendix 7 Representations from Bevis Marks synagogue PDF (4MB)

Date submitted: 23/01/24

Sustainability Appraisal PDF (2MB)

Date submitted: 17/01/24

Sustainability appraisal appendix 1 other plans/programmes PDF (657KB)

Date submitted: 17/01/24

Sustainability appraisal appendix 2 baseline information PDF (5MB)

Date submitted: 17/01/24

Sustainability appraisal appendix 3 consultation responses PDF (464KB)

Date submitted: 17/01/24

Sustainability appraisal appendix 4 reasonable alternatives PDF (2MB)

Date submitted: 17/01/24

Sustainability appraisal appendix 5 PDF (3MB)

Date submitted: 17/01/24

ED-HIS2 City Plan 2040 Equality Impact Assessment 2023 PDF (2MB)

Date submitted: 15/12/23

Habitat regulations assessment PDF (4MB)

Date submitted: 15/01/24

Evidence: Draft City Plan 2040

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## City Plan 2040 preparatory stages

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### 2016

Consultation in 2016 on key issues and potential options for a new local plan.

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### 2018-19

Consultation during late 2018 and early 2019 on a draft City Plan 2036.

### 2021

Consultation in Spring 2021 on a proposed submission version of the City Plan 2036.

### 2022-23

Further evidence and revisions to the City Plan in 2022 and 2023, to address consultation responses and changing economic, social and environmental circumstances.

Informal public engagement in Summer 2023 on key issues and the Key Areas of Change.

### Next steps

#### Spring/Summer 2024

Consultation on Revised Proposed Submission Draft City Plan 2040

#### Autumn 2024

Submission to Secretary of State for examination by independent Planning Inspector

#### Winter 2024

Anticipated examination hearing sessions

#### Summer 2025

Anticipated adoption of the City Plan

### Proposed Submission Documents

The City Plan is supported by a comprehensive evidence base and assessments both on the Local Plan evidence webpage and in the Planning Policy Library.

Previous versions of the City Plan and supporting documents are available in the [Planning Policy Library](#).

### Questions?

If you have any questions or would like to sign up to the Local Plan database, email the [Local Plans team](#) or call 020 7606 3030.

#### About this website

[Cookies](#)

[Legal Notices](#)

[Privacy Notice](#)

[Modern Slavery Statement](#)

#### Additional links

[Consultations](#)

[Feedback](#)

[Interactive maps](#)

[Shop](#)

[The Global City !\[\]\(e6f508ba6ed93f8dc58e6ce6fc3b0066\_img.jpg\)](#)

[Climate action](#)

#### Jobs

[Entry level talent](#)

[Roles](#)

[Search & Apply](#)

[Who we are](#)

[Working here](#)

#### News and media

[Filming](#)

[Media library](#)

[Social Media](#)

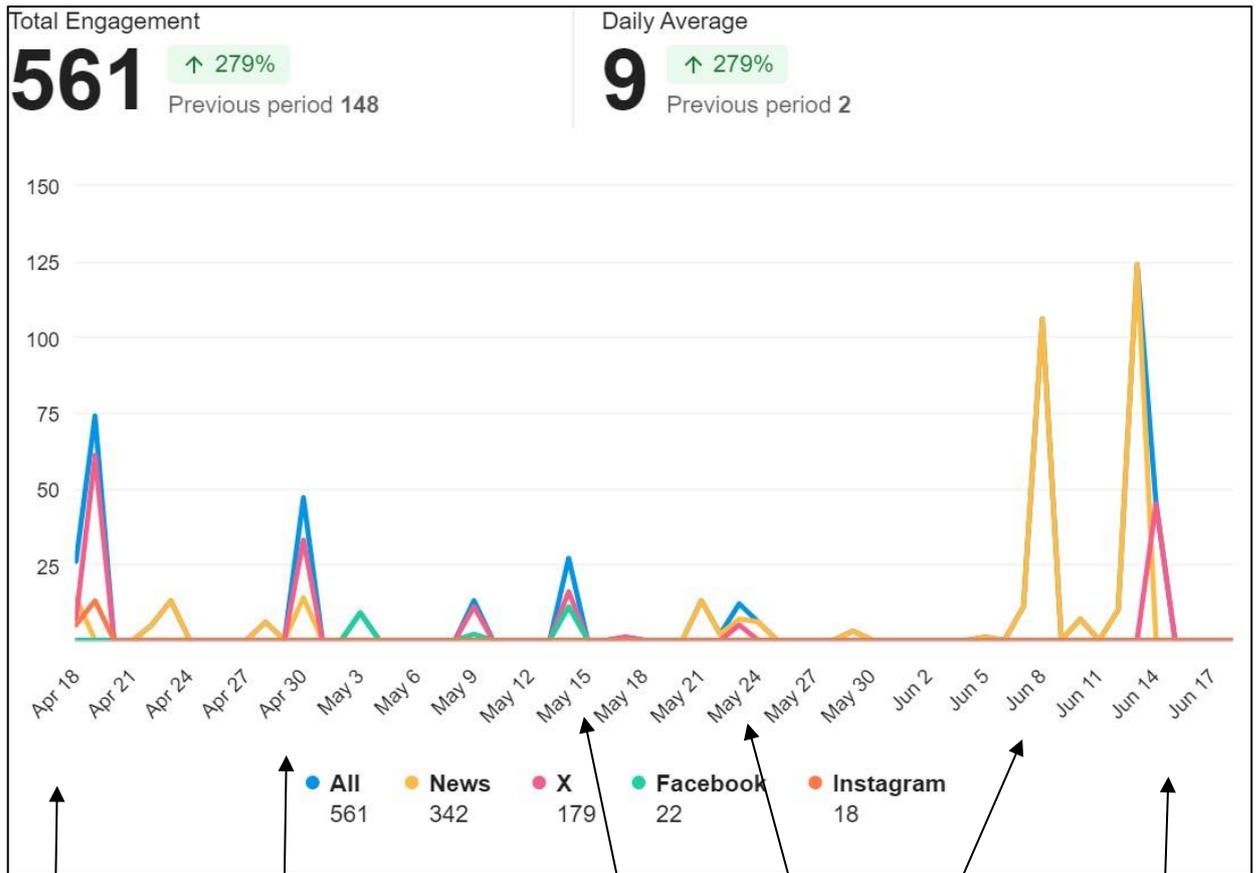
[eShot !\[\]\(f83f7c29e135077882dd7e2e615dd341\_img.jpg\)](#)

#### Safe spaces online

[Domestic abuse support](#)

## Social media engagement highlights / key moments





Consultation launch day – Engagement driven by Policy Chair op-ed in Evening Standard + amplification from CoL CEO and Clean Air London

Constructive Solutions LTD reposts CoL promotion of May 7 consultation event

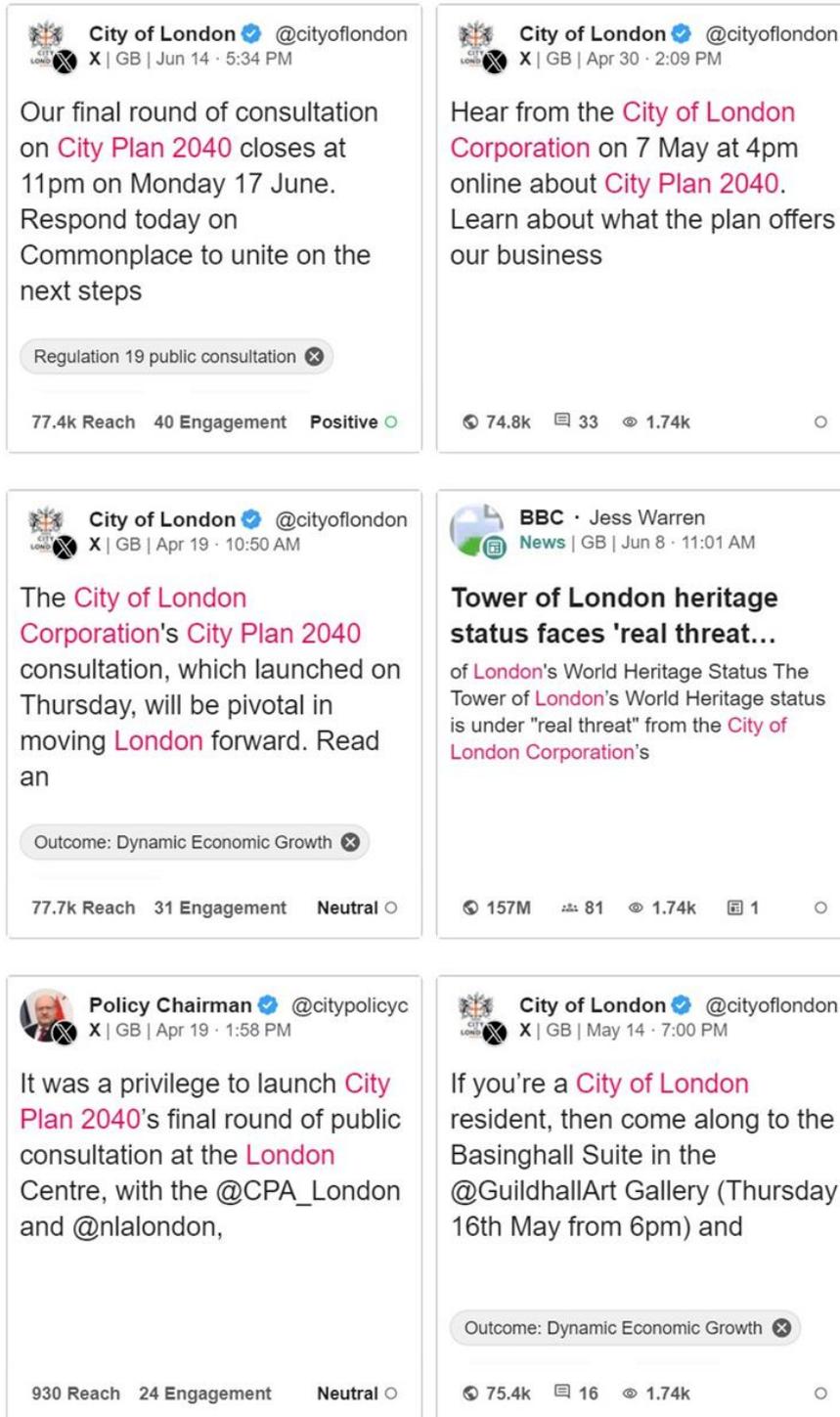
Promoting CoL residents focused event

New Environment Director appointed

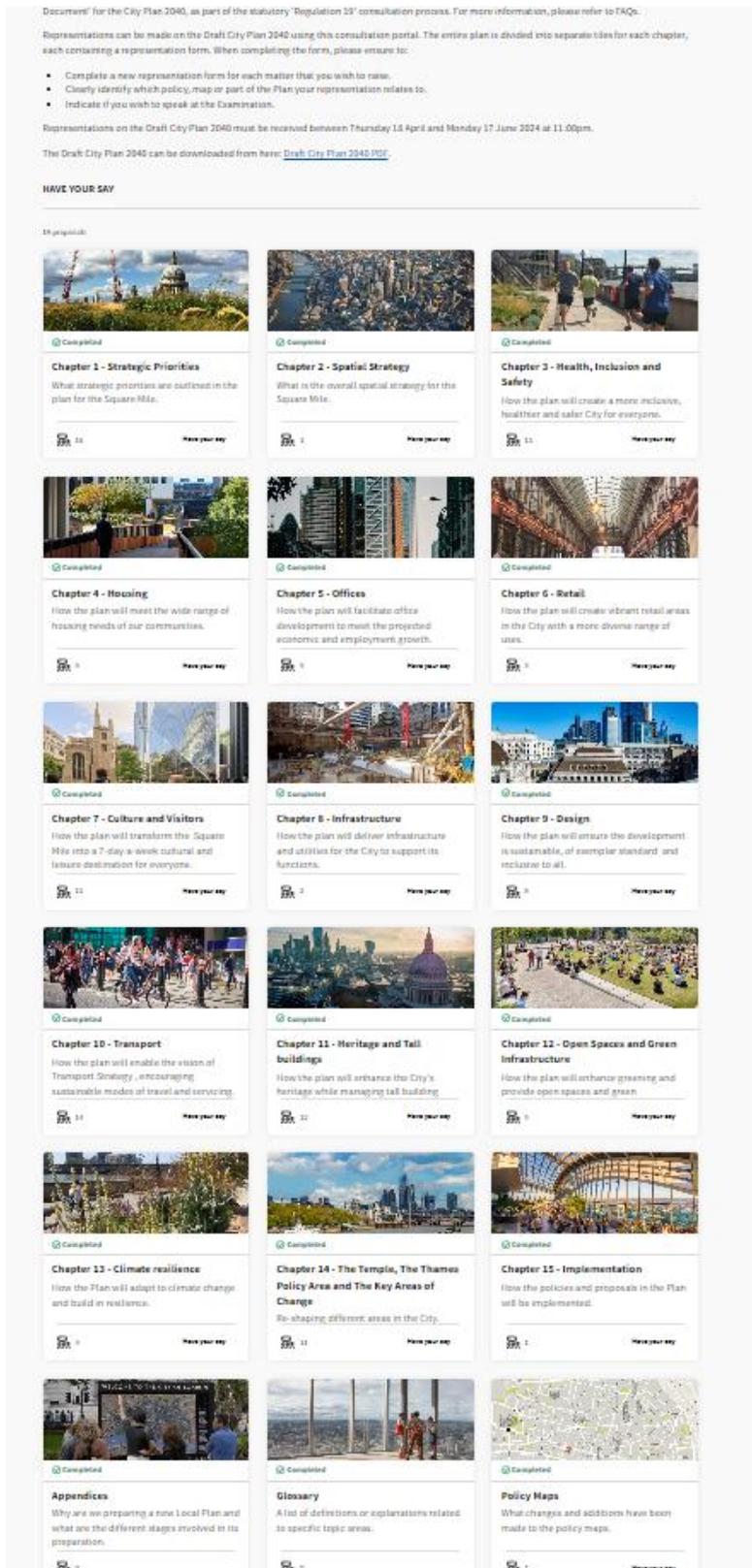
News articles on the City Plan

Planning Application London Tunnels project approved

## Figure X – Most engaged social media content



**Figure 1- Screenshot from consultation portal**



**Figure 2- Statement of Representations Procedure**



## **Proposed Submission Draft City Plan 2040 Statement of Representations Procedure and Notification of Public Consultation**

Planning & Compulsory Purchase Act 2004  
Regulations 19 and 20 of the Town and Country Planning (Local Planning) (England)  
Regulations 2012

### **1. Title of the Plan: City Plan 2040**

Notice is hereby given that the City of London Corporation has published and is inviting comments on its Regulation 19 Publication City Plan 2040 which it intends to submit to the Secretary of State for Levelling-up, Housing and Communities for independent examination.

### **2. Subject Matter and the area covered by the Plan**

The City Plan 2040 will cover the whole administrative area of the City of London. The City Plan 2040 sets out the development strategy, vision, policies and proposals for planning in the City of London up to 2040 and beyond. It includes development management policies that will be used to guide decisions on planning applications.

The City Plan 2040 is accompanied by a Policies Map which shows the policy designations.

Upon its adoption, the City Plan 2040 will replace the adopted City of London Local Plan 2015.

The City Plan 2040 Proposed Submission Document takes account of responses from the Issues and Options (19 September to 2 December 2016), Regulation 18 public consultation (12 November 2018 to 28 February 2019), Proposed Submission Draft City Plan 2026 (19 March to 7 May 2021) and other informal engagement carried out in Summer 2023.

### **3. Period for making representations**

Representations on City Plan 2040 must be received between **Thursday 18 April** and **31 May 2024** at **11:00pm**. Only representations made before the close of the consultation will be taken into account in the examination process.

### **4. How to make representations**

Representations should preferably be made within our consultation portal [[City Plan 2040 – Regulation 19 public consultation | Commonplace](#)].

Or alternatively by downloading the editable form from [City Plan 2040 - City of London](#) and emailing to: [planningpolicyconsultations@cityoflondon.gov.uk](mailto:planningpolicyconsultations@cityoflondon.gov.uk)





Post to: Development Plans Team, Environment Department, City of London Corporation, Guildhall, London, E2P 2EJ.

When making a representation you can express a preference for participation in the examination hearings.

## 5. Where to see the City Plan 2040

The City Plan 2040 and all supporting documents may be found on the City Corporation's website at: [City Plan 2040 - City of London](#)

You can inspect physical copies of the City Plan 2040 and Policies Map, the Consultation Statement and this Statement of Representations Procedure at the following locations:

Location	Opening times
The Guildhall North Wing Reception, London, E2P 2EJ	Mon- Fri: 08.00am - 6.00pm
Guildhall Library, Aldermanbury, EC2V 7HH	Mon- Sat: 9.30am-5.00pm
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Barbican Library, EC2Y 8DS	Mon, Weds, Fri: 9:30am - 5:30pm Tue, Thurs: 9:30am - 7:30pm Sat: 9:30 - 4:00pm
Artizan Street Library and Community Centre, E1 7AF	Mon: 8am - 7pm Tues-Fri: 8am - 5.30pm
Barbican Estate Office, EC2Y 8EN	Mon-Fri: 8:30am – 1.00pm, 2.00-5.00pm
Golden Lane Estate Office, EC1Y 0SJ	Mon- Fri: 8am - 4pm
Middlesex Street Estate Office, E1 7AF	Mon - Fri: 8am - 4pm

The City Plan 2040 is accompanied by an Integrated Impact Assessment (comprising the sustainability appraisal, health impact assessment and equalities impact assessment), and a Habitats Regulations Assessment screening which will also be made available at the above locations.

The full City Plan 2040 evidence base is available on the City Corporation's website: [City Plan 2040 - City of London](#).

## 6. Making your representation

The online and downloadable response form gives guidance on how to respond to the consultation, including options relating to being attendance at the examination in public and being kept informed of the next stages in the plan-preparation process.

All representations must set out whether it is considered that the City Plan 2040 is sound, legally compliant and complies with the 'Duty to Cooperate'.





## 7. Privacy Notice

Please note that all representations will be made public on our website in line with the Town and Country Planning (Local Planning)(England) Regulations 2012. This will include the name of the person and, where relevant, the organisation making the representation. Save as set out below, all other personal information will remain confidential and managed in line with the City Corporation's privacy notice.

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The City Corporation is unable to accept anonymous representations, or representations without a means of principal contact (e.g. email address or postal address).

A copy of all representations will be made available in full to the Planning Inspectorate and to the person appointed by the Secretary of State to conduct the examination (i.e. the Inspector). In respect of the Planning Inspectorate (including any programme officer) this will include providing them with the contact details of persons who made representations so that they can contact participants and administer the examination. The Planning Inspectorate's Privacy Notice available at [Planning Inspectorate: privacy notices - GOV.UK \(www.gov.uk\)](https://www.gov.uk) provides guidance on how your personal information will be processed by the Planning Inspectorate.

Please also note that when making a representation you will be able to request to be added to distribution list to manage the examination process and to be notified at a specified address of the following:

- The submission of City Plan 2040 for independent examination
- The publication of the recommendations of the person appointed to carry out the independent examination of City Plan 2040
- The adoption of City Plan 2040

Figure 3- Model Representation form

**Model Representation Form for Local Plans**

 <b>CITY OF LONDON</b>	<b>Local Plan</b> <b>Publication Stage Representation</b> <b>Form</b>	<b>Ref: Reg 19</b>  <b>(For official use only)</b>
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**Name of the Local Plan to which this representation relates:**

**Please return to City of London Corporation BY 11:00PM 31 May 2024**  
 emailing to: [planningpolicyconsultations@cityoflondon.gov.uk](mailto:planningpolicyconsultations@cityoflondon.gov.uk)

Please note that all representations will be made public on our website in line with the Town and Country Planning (Local Planning)(England) Regulations 2012. This will include the name of the person and, where relevant, the organisation making the representation. All other personal information will remain confidential and managed in line with the City Corporation's privacy notice.

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This form has two parts -  
 Part A - Personal Details: need only be completed once.  
 Part B - Your representation(s). Please fill in a separate sheet for each representation you wish to make.

**Part A**

1. Personal Details*	2. Agent's Details (if applicable)
<i>*If an agent is appointed, please complete only the Title, Name and Organisation (if applicable) boxes below but complete the full contact details of the agent in 2.</i>	
Title	<input style="width: 100%;" type="text"/>
First Name	<input style="width: 100%;" type="text"/>
Last Name	<input style="width: 100%;" type="text"/>
Job Title (where relevant)	<input style="width: 100%;" type="text"/>

Organisation (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text"/>	<input type="text"/>
Line 2	<input type="text"/>	<input type="text"/>
Line 3	<input type="text"/>	<input type="text"/>
Line 4	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	<input type="text"/>
Telephone Number	<input type="text"/>	<input type="text"/>
E-mail Address (where relevant)	<input type="text"/>	<input type="text"/>

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## Part B – Please use a separate sheet for each representation

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph  Policy  Policies Map

4. Do you consider the Local Plan is:

4.(1) Legally compliant	Yes	<input type="text"/>	No	<input type="text"/>
4.(2) Sound	Yes	<input type="text"/>	No	<input type="text"/>
4 (3) Complies with the Duty to co-operate	Yes	<input type="text"/>	No	<input type="text"/>

Please tick as appropriate

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

(Continue on a separate sheet /expand box if necessary)

**Please note** In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.**

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

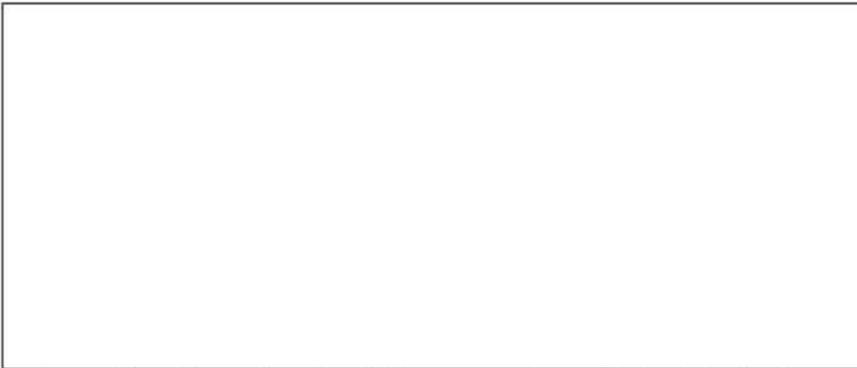
**No**, I do not wish to participate in hearing session(s)

**Yes**, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

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**Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.