

City of London

Local Development Scheme 2024



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1. Introduction

1. The City of London Corporation is the local planning authority for the City of London. It prepares planning policies that shape the development of the City. These policies ensure that planning is co-ordinated with the City Corporation's other aims and strategies and provide the basis for decisions on planning applications.
2. The City Corporation's planning policies are contained in a number of documents. The Local Development Scheme (LDS) outlines the content of these documents and the programme for preparing or reviewing them. The LDS is reviewed regularly to keep it up to date. This version of the LDS came into effect in July 2024.

Planning Policies

3. The following documents set out the City Corporation's planning policies.
 - **City Plan, also known as the Local Plan.** This City Plan sets out the City Corporation's planning policies. It incorporates both strategic and development management policies across a wide range of topics. The current Local Plan was adopted in January 2015, and a review is at an advanced stage.
 - **Supplementary Planning Documents (SPDs)** explain the policies of the City Plan in more detail where this is needed.
 - The **Statement of Community Involvement (SCI)** sets out how the City Corporation will consult and engage with residents, workers, developers, businesses and other stakeholders on planning policies and planning applications in the City of London.
4. The official development plan for the City comprises the adopted City of London Local Plan 2015 together with the London Plan 2021. The Mayor of London is responsible for preparing the London Plan, whose policies apply throughout Greater London, including the City. When the new City Plan is adopted, it will become part of the development plan for the City.
5. There is one neighbourhood forum in the City of London. The Barbican and Golden Lane Neighbourhood Forum are currently preparing a Neighbourhood Plan.

2. City Plan 2040

Timetable for the City Plan 2040

Stage of Plan	Dates
Issues and Options (Regulation 18): Public consultation on key issues to be addressed and emerging options	Sept - Dec 2016
Draft Local Plan: Public consultation on a full draft of the Plan	Nov 2018 – Feb 2019
Proposed Submission Draft (Regulation 19): Public consultation on the draft Plan prior to submission to the Secretary of State	March – May 2021
Proposed Revised Submission Draft (Regulation 19): Public consultation on a revised draft Plan which considers objections raised to the earlier Proposed Submission Draft Plan	18 April to 17 June 2024
Submission: The City Plan, together with the representations received, will be submitted to the Secretary of State who will appoint an independent Planning Inspector	August 2024
Examination: The Inspector will consider the Plan and any comments made through public consultation, including through public sessions to hear evidence about the key issues	Autumn/Winter 2024
Adoption: The Inspector's recommendations will be considered by the City Corporation and the Plan adopted	June / July 2025

Table 1: Local Plan Review Timetable

6. The current City of London Local Plan was adopted in January 2015 and plans for development requirements up to 2026. The City Corporation is preparing a new City Plan covering the period to 2040. The new Plan will address revised national and London Plan policy and emerging development trends and requirements, whilst maintaining a positive planning framework to meet the City's long-term needs.
7. The first stage of preparing City Plan 2040 was the Issues and Options stage in autumn 2016, during which consultation took place on the key planning issues facing the City and on the potential options that should be considered to address them. The second stage, the draft City Plan, was a consultation on a full draft Plan between November 2018 and February 2019. The City Corporation then consulted on a further draft Plan, the

Proposed Submission Draft City Plan (also known technically as the Regulation 19 consultation) between March and May 2021.

8. A number of responses were made to the Proposed Submission Draft City Plan, including from the Mayor of London in relation to tall buildings, which required changes to be made to the Plan. In addition, the City Plan needs to consider more fully the impacts of the Covid pandemic and ensure that the Plan provides a positive strategy for a post-Covid City of London. In October 2020, the City Corporation adopted a Climate Action Strategy setting out a pathway towards achieving net zero carbon emissions across the City of London by 2040, which also needs to be fully addressed in the City Plan. These representations and additional considerations will require changes to be made to the Plan before it is submitted for Public Examination. The City Corporation is therefore undertaking further evidence gathering and policy development, before preparing and consulting on a revised Proposed Submission Draft City Plan.
9. Following the second consultation on the Proposed Submission version of City Plan 2040, it will be submitted to the Secretary of State for Housing, Communities and Local Government. The Secretary of State will then appoint an independent planning Inspector to examine the submitted Plan. It is expected to be adopted in 2025.

3. Supplementary Planning Documents

10. Supplementary Planning Documents (SPDs) give further explanation of City Plan policies where this is needed. A draft SPD will be issued for public consultation before it is finalised and adopted.

Adopted SPDs

11. The following SPDs have already been adopted:

Adopted SPDs	Date of adoption
Protected Views	January 2012
Tree Strategy	May 2012
Barbican Estate Listed Building Management Guidelines: Volume I Introduction; Volume II Residential; Volume IV Landscape	October 2012 (Volumes I & II) January 2015 (Volume IV)

Adopted SPDs	Date of adoption
Golden Lane Listed Building Management Guidelines	September 2013
Office Use	January 2015
Open Space Strategy	January 2015
Thames Strategy	June 2015
City Public Realm	July 2016
Planning Enforcement Plan	June 2017
Air Quality	July 2017
Archaeology and Development Guidance	July 2017
Freight and Servicing	February 2018
Planning Obligations	May 2021

Table 2: List of adopted SPDs

SPDs in preparation

12. The following SPDs are currently in preparation or are proposed:

SPD	Consultation on Draft SPD	Anticipated date of adoption
Barbican Listed Building Management Guidelines (Volume IIIA: The Barbican Arts Centre)	March - April 2021	To be confirmed
Sustainability	Spring 2023	Autumn 2023
Culture	Autumn 2023	To be confirmed
Protected Views (to replace 2012 Protected Views SPD)	Autumn 2023	Summer 2025

Table 3: List of SPDs in preparation

13. Table 3 lists those SPDs for which resources and a provisional work programme have been identified. To support the policies in the new City Plan, it may be necessary to amend or replace other adopted SPDs, or to prepare additional SPDs. These will be confirmed through future reviews of this LDS.

14. Character summaries and management strategies are being prepared as SPDs for each of the City's 27 conservation areas. The following tables list those which have been adopted.

Adopted Conservation Area SPDs

Adopted Conservation Area SPDs	Date of adoption
Laurence Pountney Hill	2007
Bank	January 2012

Adopted Conservation Area SPDs	Date of adoption
Charterhouse Square	January 2012
Crescent	January 2012
Lloyds Avenue	January 2012
Bow Lane	September 2012
Queen's Street	September 2012
Smithfield	September 2012
Eastcheap	March 2013
Fenchurch Street Station	March 2013
St Paul's Cathedral	March 2013
Bishopsgate	September 2014
Trinity Square	September 2014
Finsbury Circus	July 2015
Foster Lane	July 2015
Chancery Lane	February 2016
Fleet Street	February 2016
Whitefriars	February 2016
Leadenhall Market	July 2017
Postman's Park	May 2018
Barbican & Golden Lane	February 2022

Table 4: List of adopted Conservation Area SPDs

4. Statement of Community Involvement

15. The Statement of Community Involvement (SCI) sets out the procedures that will be used to consult the public in the preparation of planning policies and the determination of applications for planning permission and related consents in the City of London.
16. The City's current SCI was adopted in July 2016. At a meeting on 11 October 2022, the City Corporation's Planning & Transportation Committee approved a draft revision of the SCI for public consultation. This consultation will commence in late 2022 and run for a minimum of 6 weeks. Approval and adoption of the final SCI took place in spring 2023, with the appendices reviewed in July 2024.
17. Alongside the SCI, the Planning & Transportation approved draft Developer Engagement Guidelines which set out how the City Corporation expects developers to engage with City stakeholders prior to and following the submission of a planning application and then throughout construction and up to

completion of the development. This Guidance will be issued for consultation alongside the SCI and formally adopted in spring 2023 as a Planning Advice Note.

5. Risks

18. The timetable for preparing policy documents set out in this LDS is based on the current legislative and regulatory context, together with assumptions about the availability of resources and the scope of work involved. These will be kept under review and the LDS revised as necessary to reflect in particular changing legislative requirements and the outcomes of public consultation.

Appendix 1: Contact details

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