

**RE: City Plan 2040 Regulation 19 - Representations on behalf of TransEuropean VII**

Charlotte Orrell [REDACTED]

Mon 6/17/2024 7:26 PM

To: Planning Policy Consultations &lt;PlanningPolicyConsultations@cityoflondon.gov.uk&gt;

📎 5 attachments (1 MB)

TransEuropean VII Representation Form OF2.pdf; TransEuropean VII Representation Form OF1.pdf; TransEuropean VII Representation Form HS1.pdf; TransEuropean VII Representation Form CV2.pdf; City Plan 2040 TransEuropean VII Representation.pdf;

You don't often get email from [REDACTED] [Learn why this is important](#)

THIS IS AN EXTERNAL EMAIL

Dear Sir / Madam,

Following from my email below, please also find the individual representation forms (which reflect the content in the overarching cover letter) attached.

Best,  
**Charlotte Orrell**  
Associate

[REDACTED]  
[REDACTED]  
[REDACTED]  
**DP9 Ltd**  
100 Pall Mall  
London  
SW1Y 5NQ  
**telephone:** 020 7004 1700 **website:** [www.dp9.co.uk](http://www.dp9.co.uk)

This e-mail and any attachments hereto are strictly confidential and intended solely for the addressee. It may contain information which is privileged. If you are not the intended addressee, you must not disclose, forward, copy or take any action in relation to this e-mail or attachments. If you have received this e-mail in error, please delete it and notify [postmaster@dp9.co.uk](mailto:postmaster@dp9.co.uk)

---

**From:** Charlotte Orrell  
**Sent:** Monday, June 17, 2024 3:48 PM  
**To:** [Planningpolicyconsultations@cityoflondon.gov.uk](mailto:Planningpolicyconsultations@cityoflondon.gov.uk)  
**Subject:** City Plan 2040 Regulation 19 - Representations on behalf of TransEuropean VII

Dear Sir/Madam,

Please find attached representations made on behalf of TransEuropean VII with regards to the City Plan 2040 Revised Proposed Submission Draft (Regulation 19) Consultation.

Please can you confirm receipt of the representations and do let me know if there is any further information that you require.

Best,  
**Charlotte Orrell**  
Associate

[REDACTED]  
[REDACTED]  
[REDACTED]

**DP9 Ltd**

100 Pall Mall


London

SW1Y 5NQ

telephone: 020 7004 1700 website: [www.dp9.co.uk](http://www.dp9.co.uk)

This e-mail and any attachments hereto are strictly confidential and intended solely for the addressee. It may contain information which is privileged. If you are not the intended addressee, you must not disclose, forward, copy or take any action in relation to this e-mail or attachments. If you have received this e-mail in error, please delete it and notify [postmaster@dp9.co.uk](mailto:postmaster@dp9.co.uk)

## Model Representation Form for Local Plans

 <p>CITY OF LONDON</p>	<h3>Local Plan</h3> <p>Publication Stage Representation Form</p>	<p><b>Ref: Reg 19</b></p> <p><b>(For official use only)</b></p>
---	--	---

**Name of the Local Plan to which this representation relates:**

City Plan 2040

**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.

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 available at [Environment Department Privacy Notice](http://cityoflondon.gov.uk) ([cityoflondon.gov.uk](http://cityoflondon.gov.uk) and the City Corporation's privacy notice available at [www.cityoflondon.gov.uk/privacy](http://www.cityoflondon.gov.uk/privacy)). Please also see our Statement of Representations Procedure available at: [City Plan 2040 - City of London](http://City Plan 2040 - City of London).

---

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\*

*\*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.*

2. Agent's Details (if  
applicable)

Title

Ms

First Name

Charlotte

Last Name

Orrell

Job Title

(where relevant)

Associate

Organisation (where relevant)	TransEuropean VII	
Address Line 1		
Line 2		
Line 3		
Line 4		
Post Code		
Telephone Number		
E-mail Address (where relevant)		

## 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	<input type="text"/>	Policy	S4 OF1	Policies Map	<input type="text"/>
-----------	----------------------	--------	-----------	--------------	----------------------

4. Do you consider the Local Plan is:

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

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.

## **Strategic Policy S4: Offices**

Draft policy S4(1) seeks to increase the City's office floorspace stock by a minimum of 1.2m sqm net during the Plan period (which for clarity began in 2021, running to 2040). The requirement for new office space in the City has been informed by a number of documents from the City's evidence base, including in particular the 'Future of Office Use' report prepared by Arup and Knight Frank (dated July 2023), which identifies that anywhere between 0.55 and 1.9m sqm of net additional office space will be required by 2042, and the Offices Topic Paper (March 2024).

One key factor in determining the level of demand is the projected response of tenants and the market in respect of office attendance, office densities, occupancy rates and employment projects, which resulted in three different demand scenarios referred to as:

- Return of In-Person (requiring 1.9m sqm)
- Hybrid Peak (requiring 1.2m sqm)
- New Diverse City (requiring 0.55m sqm)

We support the continued demand and analysis undertaken by Arup and Knight Frank and specifically their conclusions that a change in working patterns means that much of the demand for floorspace will be for best-in-class office space, reflecting a flight to quality.

### **Policy OF1: Office Development**

Policy OF1 part f sets out that where appropriate, office development should provide a proportion of flexible and affordable workspace suitable for micro, SMEs. TransEuropean support the provision of floorspace to accommodate the full range of business types of sectors, however request further clarity on the evidence base and terminology around the use of the word 'affordable'.

London Plan Policy E3 'Affordable Workspace' Part C, states that boroughs, in their development plans, should consider detailed affordable workspace policies in light of local evidence of need and viability. The London Plan defines two main workspace requirements, with policy E2 requiring development proposals of more than 2,500sqm GEA to provide an element of flexible workspace for micro and SMEs, and policy E3 defining circumstances in which subsidised floorspace should be provided.

Draft Policy OF1 appears to mix these two requirements in part f., and we would welcome clarification. The requirement under Policy E2 does not require evidencing unless the City wish to set a lower threshold, however an affordable workspace policy in line with E3 does need to be evidenced. The evidence base for the Plan does not identify a need for affordable workspace in the City, and it has not been tested through the Local Plan Viability Assessment. Consequently, we request that part f of the policy be removed.

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.

We request that part f of the policy be removed.

(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:

**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.



## Model Representation Form for Local Plans

 <p><b>CITY OF LONDON</b></p>	<h3>Local Plan</h3> <p>Publication Stage Representation Form</p>	<p><b>Ref: Reg 19</b></p> <p><b>(For official use only)</b></p>
--	--	---

**Name of the Local Plan to which this representation relates:**

City Plan 2040

**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.

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 available at [Environment Department Privacy Notice](http://www.cityoflondon.gov.uk) ([cityoflondon.gov.uk](http://www.cityoflondon.gov.uk) and the City Corporation's privacy notice available at [www.cityoflondon.gov.uk/privacy](http://www.cityoflondon.gov.uk/privacy)). Please also see our Statement of Representations Procedure available at: [City Plan 2040 - City of London](http://www.cityoflondon.gov.uk).

---

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\*

*\*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.*

2. Agent's Details (if  
applicable)

Title

Ms

First Name

Charlotte

Last Name

Orrell

Job Title

(where relevant)

Associate



Organisation (where relevant)	TransEuropean VII	
Address Line 1		
Line 2		
Line 3		
Line 4		
Post Code		
Telephone Number		
E-mail Address (where relevant)		

## 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="checkbox"/>	No	<input checked="" type="checkbox"/>
4.(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4 (3) Complies with the Duty to co-operate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

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.

## **Policy OF2: Protection of Existing Office Floorspace**

Draft Policy OF2 ‘Protection of Existing Office Floorspace’ has been updated as per the Regulation 19 draft and is now set out in two parts. The first part sets out the conditions which an applicant would need to meet to demonstrate the loss of office. The second part of the policy follows that and sets out four specific routes which allow for the total loss of office or change of use where part 1 has been met.

TransEuropean strongly support this overall policy approach and acknowledged that alternative land uses can support the wider business function whilst also delivering greater vibrancy to the Square Mile. TransEuropean do however have significant concerns regarding part 1c. of Policy OF2 which states that loss of office floorspace will be resisted, unless marketing evidence covering a period of no less than 12 months is provided to demonstrate a lack of demand. This represents a significant step change from the current Local Plan position which requires applicants to provide the following evidence:

- That the building has depreciated such that office use would not be viable or suitable in the longer term, having regard to the physical state of the building and its functional and location obsolescence and;
- Marketing device to show there is no recent or likely future demand for continued office use on a site or building with no specific timeframe of marketing required.

Draft Policy OF2 specifically notes that the previous approach has successfully protected the critical mass of office floorspace in the City since its adoption. We therefore question why this change in approach is required. This change is also at direct odds with the wider premise of draft Policy OF2 which acknowledges that there are instances where conversion may assist in delivering a greater range of facilities and uses in the City, complementing the primary function of the Square Mile whilst also helping to achieve the Plan’s strategic objective to have an increased focus on visitors. Instead, in its current form, the policy will lead to a significant number of unsuitable office buildings becoming vacant and stranded assets for significant periods of time within the City unable to be repurposed for more appropriate uses.

As such, TransEuropean proposed the following modifications to the draft policy OF2 part 1c:

*‘There is no demand in the office market, supported by marketing evidence covering a period of no less than 12 months*

Supporting paragraph 7.5.3 also makes reference to draft policy OF2 and the Office Use SPD. It is noted that the draft City Plan 2040 is not consistent with the 2015 Office Use SPD. It is considered that the SPD is now out of date and reference to the SPD in the context of draft policy OF2 should be omitted, to avoid conflicts and uncertainty.

The second part of the policy sets out four routes to support the total loss of the office or change of use, with a new route included known as the ‘retrofit fast track’ route. TransEuropean support the inclusion of the new route, which enables existing buildings

to be used for hotel use, cultural use, or educational use and removes the requirement for viability justification. TransEuropean's support for part 2 of the policy is however based on the basis the 12 month marketing is removed as detailed above.

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.

TransEuropean proposed the following modifications to the draft policy OF2 part 1c:

*'There is no demand in the office market, supported by marketing evidence covering a period of no less than 12 months*

Supporting paragraph 7.5.3 also makes reference to draft policy OF2 and the Office Use SPD. It is noted that the draft City Plan 2040 is not consistent with the 2015 Office Use SPD. It is considered that the SPD is now out of date and reference to the SPD in the context of draft policy OF2 should be omitted, to avoid conflicts and uncertainty.

(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:

**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.