

Morgan, Jackson

From: Ross Sayers [REDACTED]
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Attachments: City of London Local plan 2040 Landsec response v1.pdf

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On behalf of Landsec, please find attached our consultation response.

Kind regards

Ross

Ross Sayers

Head of Development Management

Landsec

We're proud to support [#pride](#)

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14 June 2024

City Plan 2040 – Regulation 19 public consultation: Landsec response

We, at Landsec, welcome the opportunity to comment on this ambitious City Plan. A plan that strikes the balance between growth and heritage. A plan that recognises the City's position as a global centre for business and a key driver of the UK's economy.

As members of the City Property Association (CPA) we fully endorse the representations made by the CPA which have been written in consultation with their membership. With the benefit of the CPA's detailed representations, we will simply reiterate a couple of the key themes here.

Strategic Policy S4: Offices

Having reviewed the ARUP and Knight Frank, Future of Office Use July 2023 Report we are of the opinion that the most likely scenario is the "return to in-person" scenario, giving a required supply of an additional 1.9m sqm of office space through to 2040.

Across our Central London office portfolio we are seeing a strong return to the office with daily tap-ins through our office turnstiles back to pre-pandemic levels, with the exception of Fridays which remain quiet.

We are aware that this strong return to the office is likely due to the high quality of our portfolio and this trend is not quite so strong across the Grade B offices but evidence from our portfolio demonstrates that where best in class, sustainable, amenity rich office space is delivered, the best talent is drawn back into the City.

Chapter 11 – Heritage and Tall Buildings

We are supportive of the detailed work carried out to analyse the City's skyline and of the proposal to further grow the City Cluster and Fleet Valley Tall Building Areas. Our concern is that the "*Maximum Tall Building Height Contour Rings*" may prove inflexible when it comes to required growth over the plan period to meet the likely demand of occupiers.

The City has such a rich portfolio of heritage buildings, with over 600 listed buildings, of which 86 are Grade I and 84 grade II*. The City has always balanced the needs of economic growth with maintaining and enhancing the heritage of the square mile.

The current draft Local Plan continues to effectively balance these interests but we feel there must still remain the flexibility to review benefit and harm on a project by project basis.

We look forward to continuing our partnership with the Corporation to make sure the City of London remains globally competitive.

Yours sincerely



Ross Sayers
Head of Development Management