



City of London Corporation
City Plan 2040 — Examination in Public
Matters Statement

Main Matter 19: Monitoring

19. Will the Corporation’s monitoring and review processes for the CP be effective in assessing the success or failure of delivery and what alternatives might reasonably be provided if necessary?

Yes, the City Corporation’s monitoring processes will be effective at assessing success or failure of delivery. Section 15: Implementation of the City Plan 2040 sets out the approach to monitoring. Paragraph 5.4.1 sets out *“The City Corporation will prepare and publish at least annually a range of City Plan monitoring reports, which measure and evaluate progress towards meeting the Plan objectives across a range of policy areas. Policies monitored will include offices; housing; hotels; tall buildings; protected views; sustainability; waste; open spaces and green infrastructure”*. The City Corporation has also developed dashboards that will enable the same information to be published on a more regular and interactive basis.

The key development needs for homes, employment, retail, leisure and other commercial development (paragraph 20 (a)) of the NPPF are identified in Policies S3, S4, S5, CV4. Close monitoring against these requirements will be required to measure success or failure. The principal means of doing this will be through:

The Housing Trajectory will monitor delivery against Policy S3: Housing. Although the City Corporation is aware of the requirement to include this in the CP this has not been included as this is continually being updated. A version was included within the Housing Explanatory Note (REF). Instead, the housing trajectory will be continually updated and made available on the live digital dashboards. This will demonstrate anticipated delivery against the targets using live planning permission and completions data but also for the latter part of the plan period windfall assumptions. Although not required for the purposes of this examination, the City Corporation is aware of the buffer requirements within paragraph 78 of the NPPF which will be utilised at an appropriate point in time against new London Plan housing targets. This will provide a live measure of success and failure and will be utilised to determine whether any action is required. The Housing Delivery Test outcomes and measures will be applied, where appropriate.

The Office Trajectory will monitor delivery against the targets within S4: Offices. The office trajectory was introduced in the Offices Explanatory Note. This will also be kept up to date in the digital dashboards. This includes the total floorspace requirement, new floorspace permissions and anticipated permissions over the plan period. This will also keep a close eye on the amount and proportion of office floorspace being lost to other uses, such as hotels, as per OF2, as well as delivery through new development and retrofit. Should delivery fall above or below these anticipated levels to a degree which affects the ability to meet the total office requirement over the plan period, measures will be considered and reviewed. This may involve targeted policy amendments through review of the CP, changes to or introduction of further SPD or other planning guidance. This will also involve working closely across the organisation and consider what other measures the City Corporation has at its disposal to affect change. The City Corporation will also continue to monitor the stock of office floorspace.

Delivery of Town Centre uses- retail (S5), culture and hotel policies (S6, CV2) combine to encourage to provision of ‘main town centre uses’ across the Square Mile. Monitoring processes will measure the amount of new floorspace permitted and completed each year and pays close attention to the proportion of retail floorspace delivered in the Principal Shopping Centres in relation to the requirements identified in the Retail Assessment (ED-RET1), and hotel rooms against the

requirement within the Visitor Accommodation Needs Study (ED-CAV1). Should delivery fall below anticipated levels policy amendments, evidence updates or further guidance on the application of policies may be required.

In addition, other policies of the CP each highlight what will need to be measured to determine progress against each policy. These are set out below, and also included within Table 2 as an Appendix to this statement. Each will be monitored through permissions and completions on an annual basis:

- HL5 and HL7 – amount of community and sport and recreation floorspace
- HL6 - the number, type and location of public toilets
- HL8 - amount of new playspace and financial contributions towards this
- S3- Affordable housing delivery will also be monitored alongside receipts for affordable housing through commuted sums. These will also be reported in the Annual Infrastructure Funding Statement. The requirements for accessible and adaptable housing as set out in the Building Regulations Part M
- HS6- Number of new student, co-living and older persons bedspaces, including as a proportion of the overall housing supply using the GLA ratios.
- S4 and OF1 also promote the ‘retrofit first’ principle - the proportion of schemes which include some element of retrofit. Affordable workspace as a proportion of the floorspace within the scheme and the amount of floorspace/desk space
- OF3-Temporary Meanwhile Uses – in operation on an annual basis.
- CV2- amount of new cultural floorspace provided on site, receipts of commuted sums for cultural provision.
- CV4 number of new C1 bedrooms (includes aparthotels and serviced apartments)
- Policy DE4 - number, type and floorspace of free to enter, publicly accessible elevated space
- S9- Transport and Servicing- number of charging points, number of Travel Plans; new routes to
- AT3 - number of new cycle parking spaces
- HE2 - number, location and amount of archaeological features exhibition space
- S13- compliance with the relevant views and the number of schemes with compliance or minor deviations per annum.
- S14 - amount of open space; changes in open space
- OS2- Urban Greening sets out the Urban Greening Factor (UGF) score requirement of 0.3
- OS4- Biodiversity Net Gain (BNG) sets out a new requirement of 3BU/Ha. The number and proportion of permissions which meet both these requirements will be monitored, alongside how met on and off site, and retained in perpetuity. The on-site or off-site gains will be captured through monitoring of conditions and S106.
- S16: Circular Economy and Waste - waste movements in and out of the City alongside commitments to review of the Waste Arisings and Capacity Study.

In addition, as shown in Table 1, the City Corporation will monitor progress against the projects identified within the KAOC policies.

Table 1

	Projects
S17: Thames Policy Area	Thames Tideway Tunnel
S18: Blackfriars	Thames Tideway Tunnel
S18: Blackfriars	Widening of the Riverside Walk
S18: Blackfriars	Improvements to Blackfriars Underpass
S18: Blackfriars	New and improved links across Queen Victoria Street and Upper Thames Street to provide new north-south routes
S19: Pool of London	Public realm improvements and increased permeability to the north of the Riverside Walk
S19: Pool of London	Improving existing and creating new crossing points and improving wayfinding over Lower Thames Street
S19: Pool of London	Enhancing permeability and connectivity between London Bridge, Monument Street and Lower Thames Street
S19: Pool of London	Improving signage to and from the Pool of London to the Tower of London
S19: Pool of London	Preventing vehicular access onto the Riverside Walk
S20: Aldgate, Tower and Portsoken	Additional publicly accessible open and green space for children
S20: Aldgate, Tower and Portsoken	Improvements to street-level interchange between Fenchurch Street and Tower Hill/Tower Gateway stations
S20: Aldgate, Tower and Portsoken	Improving Aldgate Bus Station
S20: Aldgate, Tower and Portsoken	Improving signage for visitors from Liverpool Street to Tower Hill and from Aldgate to Cheapside
S21: City Cluster	Improving north-south connectivity for walking, wheeling and cycling through Gracechurch Street and Bishopsgate
S21: City Cluster	Improving east-west connectivity from Aldgate in the east to Bank in the west
S22: Fleet Street and Ludgate	Increasing the capacity and accessibility of pavements along Fleet Street and Ludgate Hill
S22: Fleet Street and Ludgate	Junction improvements at Ludgate Circus
S23: Smithfield and Barbican	Beech Street improvements to reduce the volume of vehicle traffic
S24: Smithfield	Relocation of the Museum of London to Smithfield
S25: Liverpool Street	Enhancing the public realm and walking routes to Petticoat Lane Market

Appendix 1 to this statement includes a table setting out all the proposed monitoring indicators. For completeness it is suggested that this is also included within the City Plan as part of Chapter 15. If agreed this could be added to the list of proposed changes.

Appendix 1 City of London Corporation – Monitoring Schedule

Policies (City Plan 2040)	Subject	Monitoring Indicator	Data sources	Frequency
HL5 and HL7	Community, sport and recreation floorspace	Floorspace (GIA sqm)	Planning permissions	Annually
HL6	Public toilets	Number, opening hours, inclusive access, baby change facilities	Community facilities public conveniences dataset, updated by Community Facilities Team.	Quarterly
HL8	Play Areas	Space (sqm)	Planning permissions	Annually
S3	Housing	Net gain of C3 housing units + student accommodation at a ratio of 2.5:1 + co-living at a ratio of 1.8:1	Planning permissions, and can be cross referenced with council tax records	Annually + an interactive dashboard
S3	Affordable Housing	Net gain of units including student and co-living at the appropriate ration Receipts for commuted sums	Planning permissions Planning obligations team	Annually
HS6/HS7	Non-traditional housing (student accommodation, co-living, older persons housing)	Net gain of units	Planning permissions, and can be cross referenced with council tax records	Annually + an interactive dashboard
S4	Offices	Net gain of office space (GIA sqm)	Planning permissions	Annually + interactive dashboard
OF1	Office retrofit first	>49% of the superstructure by mass is retained and reused	Planning permissions	Annually
OF3	Meanwhile uses	Temporary Floorspace (GIA sqm) permitted Expiry dates	Planning Permissions	Annually
S5	Retail	Number of E(a), E(b), and E(c) units and some Sui Generis uses Floorspace (GIA sqm)	Planning permissions and cross referenced with a visual survey	Annually + interactive dashboard
CV2	Cultural infrastructure	Percentage of schemes >10,000sqm that provide cultural infrastructure Floorspace permitted (GIA sqm) Type of cultural infrastructure provided	Planning permissions (cultural plans)	Annually
CV2	Cultural infrastructure (commuted sums)	Receipts of commuted sums in lieu of cultural provision	Planning obligations team	Annually

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CV4	Hotels	Number of bedrooms for all C1 developments (includes apart hotels and serviced apartments)	Planning permissions	Annually + Interactive dashboard
DE4	Publicly accessible elevated spaces	Number of publicly accessible elevated spaces permitted (and as percentage of total tall building permissions)	Planning permissions (tall buildings)	Annually
S9	Transport	Number of charging points Number of Travel Plans	Planning Permissions (Transport Statement) Planning obligations team (completed/updated travel plans)	Annually
AT3	Cycle Parking	Number of cycle parking spaces permitted Short and long stay Nonstandard spaces	Planning permissions (Transport Statement)	Annually
S12	Tall Buildings	Number of buildings at least 75m AOD Location and height of these buildings	Planning permissions	Annually
S13	Protected Views	Percentage of permitted schemes not compliant with the policy	Officer's reports	Annually
S14	Open Space	Size Position in LP open spaces hierarchy	Planning applications Coordinated with Greenspace Information for Greater London (GiGL)	Annually
OS2	Urban Greening	Urban Greening Factor Score	Planning Applications (Major schemes)	Annually
OS4	Biodiversity net gain	Biodiversity Units per hectare	Planning Applications (Biodiversity gain plan)	Annually
S16	Waste	Amount of waste incinerated End location of waste Distribution method	Waste Data Interrogated published by the Environment Agency	Annually (published in September)
S16	Waste	Amount of waste incinerated	CoL Waste Team	Estimated data that is confirmed with annual EA report

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S16	Waste	Review of the waste arising and capacity study	Review of the waste arising and capacity study	At least every five years
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