

# City Leadership & Vision 2040

 Broadgate Tower  Wednesday 18 March  8:00am - 10:00am

# Policy & planning update



**Rob McNicol**

Assistant Director, Planning Policy & Strategy  
**City of London Corporation**



# City Plan 2040 & new Supplementary Planning Documents

CPA breakfast seminar, 18 March 2026



# Policy update

Rob McNicol – Assistant Director,  
planning policy & strategy

City Plan 2040

Offices SPD

Planning Obligations SPD

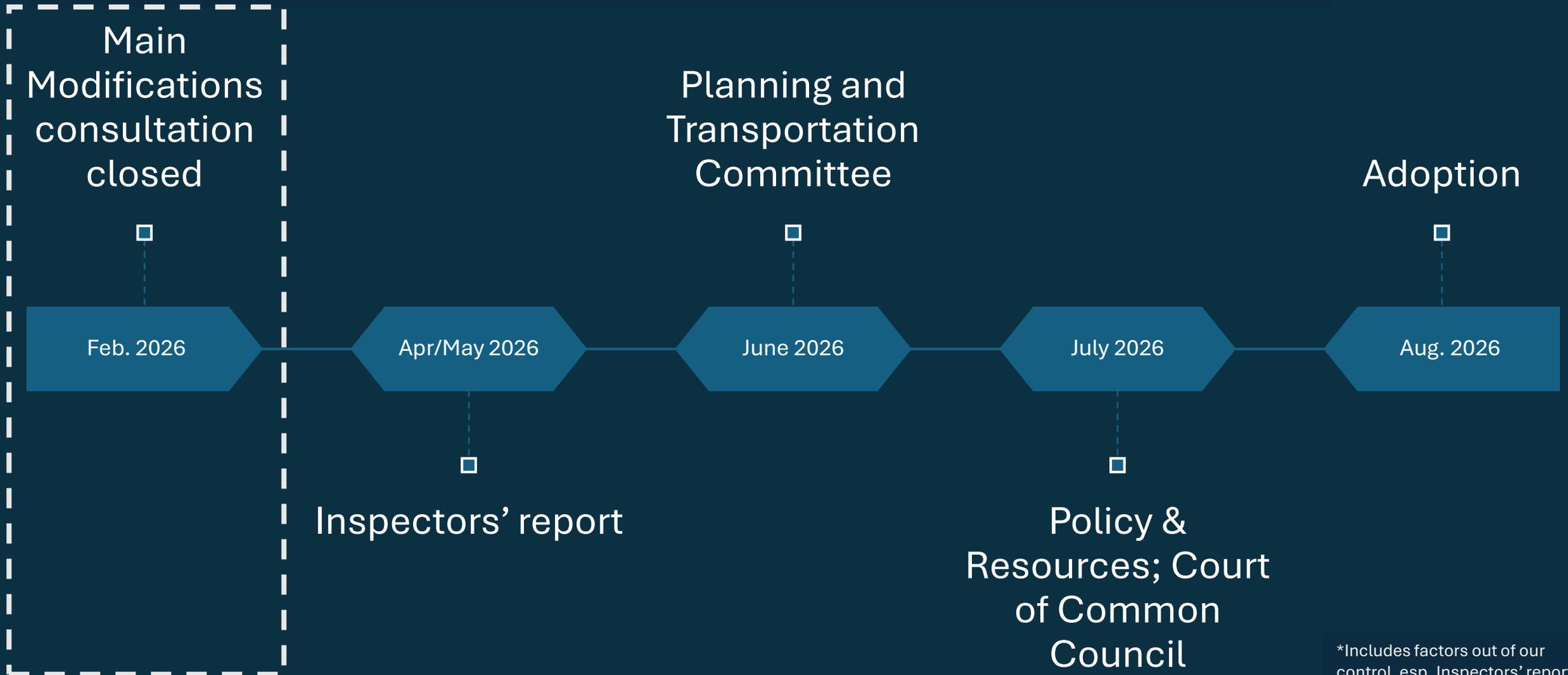
Air Quality SPD

Celebrating Heritage SPD



# City Plan 2040

## Final stages to adoption\*



\*Includes factors out of our control, esp. Inspectors' report

# Offices SPD



# Offices SPD

Strategically important offices: location, type, scale

All parts of the City

Blackfriars KAOC  
City Cluster KAOC  
Fleet Street and  
Ludgate KAOC  
Liverpool Street  
KAOC  
Pool of London  
KAOC  
Areas near key  
transport nodes

Aldgate, Tower and  
Portsoken KAOC  
Barbican and  
Smithfield KAOC  
Rest of the City

# Offices SPD

Strategically important offices: location, type, scale



All parts of the City

Existing offices larger than 5,000sqm (GIA)

Sites with potential to increase the office floorspace by 2,500sqm (GIA) or more

Sites where change of use away from office would **prevent the ability of other sites to come forward** as an office development

# Offices SPD

Strategically important offices: location, type, scale

Blackfriars KAOC  
City Cluster KAOC  
Fleet Street and  
Ludgate KAOC  
Liverpool Street  
KAOC  
Pool of London  
KAOC  
Areas near key  
transport nodes

**All existing offices**, regardless of scale or type, are strategic

# Offices SPD

Strategically important offices: location, type, scale

Aldgate, Tower and  
Portsoken KAOC  
Barbican and  
Smithfield KAOC  
Rest of the City

**Modern office buildings** (regardless of size, including those below 5,000sqm (GIA)) are **likely** to be strategic.

In these areas, **heritage assets** (regardless of size, including those below 5,000sqm (GIA)) **may** be strategic.

In these areas, **other types of building** (regardless of size, including those below 5,000sqm (GIA)) **may** be strategic.

# Planning Obligations SPD



# Planning Obligations SPD



## Financial contributions

- Affordable housing
- Culture
- Skills
- Security
- Air quality
- Carbon offsetting
- Transport/S278

## Detailed requirements

- Travel plans
- Delivery and servicing plans
- Construction monitoring
- Employment and skills plans
- Cultural provision

# Planning Obligations SPD



Contribution	2021	2026
Affordable housing	£50 psm	£57.21 psm
Transport	Site-specific	Site-specific
Skills, training and employment	£30 psm	£35 psm
<b>Culture</b>	<b>N/A</b>	<b>As per 'culture formula'</b>
<b>Air quality</b>	<b>N/A</b>	<b>Offset payment</b>
Carbon offsetting	£95 per tonne	£114 per tonne
<b>Trees and biodiversity</b>	<b>N/A</b>	<b>Biodiversity monitoring fee</b>
Area security	£10 psm (City Cluster)	£12.41 psm (City Cluster)
Administration and monitoring	1% of financial contribution	1% of financial contribution

# Planning Obligations SPD



LP Ref	Site	BLV	Base policy position	Affordable housing contribution	Employment and training contribution	Air Quality contribution	Security contribution	Culture contribution	Section 106 and construction monitoring fees
				£57.21 per sqm GIA	£35.0 per sqm GIA	£5.50 per sqm GIA	£12.41 per sqm GIA	£11.70 per sqm GIA	£412,250
1	Office	£11,735,659	£25,935,052	£24,092,073	£22,964,573	£22,787,394	£22,483,341	£22,106,433	£21,758,707
2	Office	£5,663,504	£38,815,133	£36,268,100	£34,709,873	£34,465,009	£33,961,143	£33,440,250	£33,092,525
3	Office - heavy refurb	£28,100,168	£50,382,981	£49,220,995	£48,510,113	£48,398,403	£48,361,424	£48,123,786	£47,776,061
4	Office	£14,193,043	£20,682,234	£19,405,345	£18,624,169	£18,501,413	£18,328,531	£18,067,395	£17,719,670
5	Office	£9,018,506	£11,673,922	£10,605,257	£9,951,468	£9,848,730	£9,703,226	£9,484,674	£9,136,948
6	Office	£6,831,316	£9,225,552	£8,695,136	£8,370,638	£8,319,645	£8,257,257	£8,148,782	£7,801,056
7	Office - heavy refurb	£53,483,837	£117,607,725	£114,898,584	£113,241,183	£112,980,734	£112,834,314	£112,280,267	£111,932,542
8	Office	£21,682,296	£28,843,019	£27,115,601	£26,058,799	£25,892,731	£25,693,942	£25,340,668	£24,992,942
9	Office	£1,028,535	£2,009,519	£1,879,833	£1,800,494	£1,788,026	£1,768,651	£1,742,129	£1,394,402
10	Office - light refurb	£34,284,511	£58,487,915	£57,139,181	£56,314,051	£56,184,387	£56,173,316	£55,897,487	£55,549,760
11	Office - light refurb	£62,968,699	£103,605,744	£101,214,334	£99,751,315	£99,521,411	£99,513,551	£99,024,485	£98,676,758
12	Office	£1,645,657	£2,148,366	£2,008,305	£1,922,619	£1,909,154	£1,892,546	£1,863,902	£1,516,177
13	Office	£411,414	£688,756	£688,756	£688,756	£685,440	£685,440	£678,385	£330,659
14	Office	£40,885,294	£56,575,246	£52,770,779	£50,443,276	£50,077,526	£49,613,231	£48,835,180	£48,487,454
15	Office	£39,884,700	£39,757,872	£37,406,924	£35,968,659	£35,742,646	£35,517,839	£35,037,047	£34,689,321
16	Office	£191,993	£2,828,740	£2,634,211	£2,515,202	£2,496,501	£2,456,532	£2,416,750	£2,069,023
17	Hotel	£7,981,434	£18,310,209	£17,746,075	£17,400,949	£17,346,714	£17,290,747	£17,175,377	£16,827,650
18	Hotel	£12,205,286	£8,530,851	£8,530,851	£8,530,851	£8,494,147	£8,494,147	£8,416,066	£8,068,340
19	Hotel	£7,131,178	£18,732,623	£18,136,068	£17,771,106	£17,713,755	£17,644,004	£17,522,003	£17,174,277
20	Hotel	£4,944,415	£8,491,313	£8,218,973	£8,052,360	£8,026,177	£8,006,027	£7,950,331	£7,602,605
21	Hotel	£5,878,795	£7,269,106	£7,044,489	£6,907,073	£6,885,480	£6,878,726	£6,832,790	£6,485,064
22	Coliving	£7,268,316	£15,668,550	£15,310,513	£15,091,472	£15,057,052	£15,039,316	£14,966,093	£14,618,368
23	Coliving	£9,462,525	£23,207,880	£22,676,582	£22,351,545	£22,300,467	£22,263,466	£22,154,811	£21,807,085
24	Coliving	£6,171,212	£19,709,216	£19,255,315	£18,977,626	£18,933,990	£18,886,936	£18,794,109	£18,614,607
25	Student	£13,597,237	£66,058,242	£64,618,728	£63,738,060	£63,599,669	£63,402,208	£63,107,813	£62,760,088
26	Student	£44,171,717	£83,547,408	£81,718,316	£80,599,313	£80,423,470	£80,380,733	£80,006,667	£79,827,164
27	Student	£6,788,333	£36,218,814	£35,430,323	£34,947,939	£34,872,136	£34,758,653	£34,597,399	£34,417,897

# Air Quality SPD



City of London Corporation

## Air Quality

Supplementary Planning Document | Draft for Consultation | March 2026





# Air Quality SPD

- Reflects new national and local targets for PM<sub>2.5</sub>
- Builds on success of City Corporation's Air Quality Strategy
- Applies DEFRA framework for damage costs

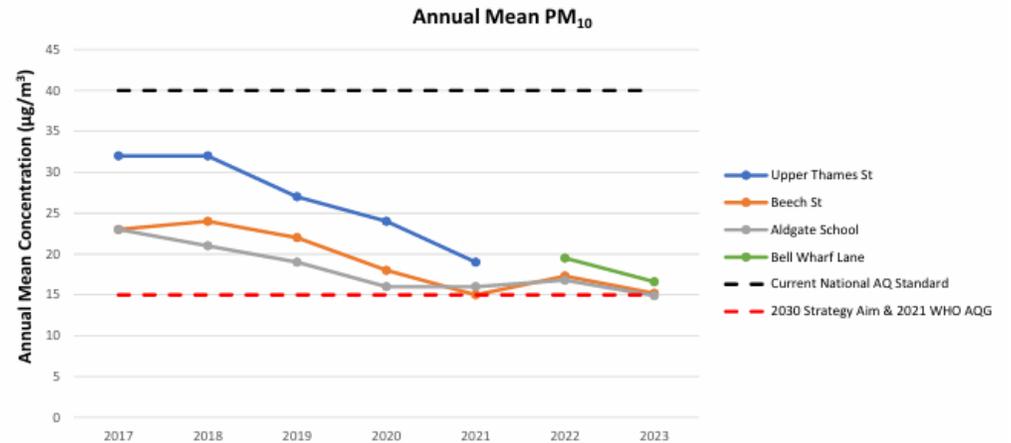


Figure 2.4: Annual Mean PM<sub>10</sub>

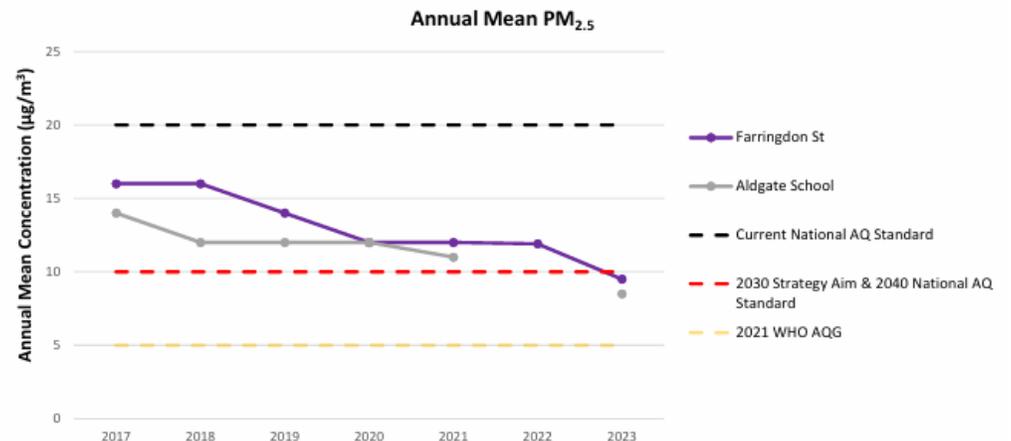


Figure 2.5: Annual Mean PM<sub>2.5</sub>

Notes: The 2022 result for The Aldgate School is not available due to poor data capture for the year.

# Air pollution damage costs



- Design pollution out
- Mitigate through low emission technology
- Apply damage costs to residual emissions

Development	Approximate Cost
<b>1. Major development</b> Demolition of existing building and erection of new 36 storey building (Class E) <ul style="list-style-type: none"> <li>• No operational combustion</li> <li>• No increase in operational vehicles</li> </ul>	<b>£0</b>
<b>2. Non major development</b> Change of use from restaurant/office (Class E) to hotel use (Class C1) <ul style="list-style-type: none"> <li>• Installation of single 45kW generator for Life Safety usage, testing 1 hr/yr</li> <li>• Non major application so vehicle offset n/a</li> </ul>	<b>£1,000</b>
<b>3. Major development</b> Demolition of existing building and erection of new 31 storey building (Class E) <ul style="list-style-type: none"> <li>• Installation of four generators; 161kW, 180kW, 2 x 440kW, varied testing</li> <li>• Increase of 23 LDVs (AADT) compared to previous building</li> </ul>	<b>£25,000</b>
<b>4. Major development</b> Partial demolition, extension and alternations to existing building (Class E) <ul style="list-style-type: none"> <li>• Installation of single 705kW generator for Life Safety usage, testing 4 hr/yr</li> <li>• No increase in operational vehicles</li> </ul>	<b>£100,000</b>
<b>5. Major development</b> Partial demolition of existing building and erection of new buildings (Class E and F1), 53 storey and 5 storey <ul style="list-style-type: none"> <li>• Installation of six generators; 4 x 1750kW and 2 x 1930kW, testing 36 hr/yr</li> <li>• Increase of 14 LDVs and 4 HGVs (AADT) compared to previous building</li> </ul>	<b>£575,000</b>

# Celebrating Heritage SPD



# Celebrating Heritage SPD



## Layers:

- I. Spirit
- II. Street
- III. Strata

# Celebrating Heritage SPD

## SPD chapter I – ‘Spirit’

The City’s living traditions, spirit of place, and overall *feeling* and the strategic approach to design in this context.

In this chapter we address:

- Overall heritage significance and the City’s expectations for how development will assess and engage with this significance through design.
- Living traditions (established)
- Hidden histories
- Contested heritage
- Barriers to (intellectual/emotional) access?



# Celebrating Heritage SPD

## SPD chapter II – ‘Street’

The City’s historic buildings, spaces and areas at ground level – or its ‘heritage assets’.

This section addresses impacts to assets such as extensions, redevelopment and internal works and the appropriate workflow within the pre-application and determination process.

- Significance-led approaches
- Direct v. Indirect impacts
- Fabric
- Patina
- Setting
- Inclusivity and Sustainability
- Non-designated assets



# Celebrating Heritage SPD

## SPD chapter III – ‘Strata’

The City’s extraordinary layers of archaeology below ground.

This chapter addresses key concepts and standards within the discipline of Archaeology.

- Significance
- ‘Significant’
- ‘Substantive’
- Revelation and display – best practice.



**Thank you**



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