

City Plan 2040

You Said, We Did



The document summarises the feedback provided during different stages of the City Plan consultation (“You Said”), and the key actions taken in response (“We Did”), as evidenced in the Revised Proposed Submission Document for City Plan 2040. To get a detailed overview of the consultation feedback received during the City Plan preparation and how it’s been addressed, please refer the Consultation Statement.



1 You Said, We Did: Spatial Strategy

You said

- The Mayor of London considered the overall spatial strategy and growth projections to be consistent with the London Plan, notwithstanding concerns about divergence from the London Plan in relation to tall buildings.
- The land use breakdown in the spatial strategy considered overly prescriptive, with the need to recognising market trends and building in greater flexibility into the plan.
- The London Sephardi Trust and the Spanish and Portuguese Sephardi Community considered the spatial strategy to be unbalanced, as it primarily prioritised economic objectives through the construction of tall buildings in the cluster, without considering protection of important views out from and/or the setting of important heritage assets within the cluster.
- Concerns regarding balancing growth with the protection and enhancement of the City's unique heritage assets and open spaces.

Our evidence says

- The plan is underpinned by an extensive evidence base informing how the plan will support future development in the City, for example, where the City will see the most substantial office growth. The evidence documents for the plan can be found [here](#).



We did

- The spatial strategy for the Plan sets out a broad framework of how policies with a spatial element will affect different parts of the Square Mile.
- Amendments to the 'spatial strategy' setting out the overall spatial vision for the growth of the Square Mile and identifying the Key Areas of Change, where transformational growth is envisaged over the Plan period.
- Amendments to the 'key diagram' identifying residential areas, where the Plan seeks to focus residential growth; existing and forthcoming major visitor destinations; key heritage assets; major improvements to the street network; green areas; the City's principal shopping centres; the legal cluster in the west of the City, including the Temples; and riverside features such as the riverside walk, Walbrook Wharf and planned open spaces along the river.

2 You Said, We Did: Tall Buildings and Views

You said

- The Mayor of London considered the draft City Plan 2036 to be in non-conformity with the London Plan 2021. A policy approach that maps out areas inappropriate for tall buildings leaves uncertainty regarding the status of other parts of the City.
- The need to minimise harm to heritage assets and their settings.
- Bevis Marks Synagogue as a Grade I Listed building warrants similar protection as that provided for St Paul's, the Tower of London and the Monument.
- The need to ensure flexibility over the precise heights of tall buildings while giving clarity over suitable heights.
- Share the digital model of tall building areas.
- Tall buildings definition should be relative to their context.
- Tall building proposals located in a conservation area that preserves the heritage significance and meets other relevant policy objectives should be considered acceptable.

Our evidence says

- The City Corporation's ordnance survey data on building heights indicate that much of the City is between 50-75m AOD. A definition of 75m across the City is therefore considered appropriate.
- A comprehensive Character Areas Study and heritage significance assessment for the Square Mile has been carried out to identify areas sensitive to tall buildings. City Cluster and Fleet Valley are the only two broad areas found to be less sensitive and less constrained and considered appropriate for tall building development.
- Three-dimensional computer modelling has been undertaken to determine appropriate building heights within the identified tall building areas. This work has been accompanied by an initial Scoping exercise to test modelling options and assess potential impact of the proposed clusters on strategic LVMF and local views; The resultant contour map shows maximum permissible heights along with the possibility of mediation between two contour rings.

We did

- Policy S12 amended to identify areas appropriate for tall building development along with maximum permissible heights within these areas.
- Policy HE1 and Policy S21 amended to reflect the Synagogue's significance and requirement for development proposals to regard the immediate setting of Bevis Marks Synagogue.
- Policy S12 revised to widen the requirement of providing public spaces and uses within tall buildings, including free to enter, publicly accessible elevated spaces, culture, retail, leisure or education facilities, roof gardens or public viewing galleries;
- The immediate setting of the Synagogue and the Creechurch Conservation Area have been identified on the Policies maps and other relevant maps in the plan.
- Three-dimensional computer modelling of the tall building areas will be publicly available during the next round of Regulation 19 Local Plan consultation in April 2024.

2 You Said, We Did: Tall Buildings and Views

You said

- It is not always feasible to provide publicly accessible open spaces at upper levels.
- The need to provide a greater variety of public experiences and good quality public realm in tall buildings.
- Using tall buildings to deliver sustainability benefits.



Our evidence says

- A Strategic Visual Impact Assessment (SVIA) and Heritage Impact Assessments have been undertaken to assess the impact of the proposed Cluster on key strategic views and key strategic assets including St Paul's Cathedral; the Monument; and the Tower of London.
- The assessment of impact found contingent adverse impacts upon LVMF views 10A.1, 15B.1, 16B.2 and 26A.1. and these views will need to be rigorously scrutinised at individual application stage.
- Capacity modelling study has been undertaken to assess the City's potential capacity, especially in the tall building areas. The study demonstrates that meeting the future office floorspace demand heavily relies on developing potential sites in the City Cluster area, along with additional capacity in other parts of the City. The evidence documents for the plan can be found [here](#).

We did



3 You Said, We Did: Historic Environment

You said

- The significance of Bevis Marks Synagogue was highlighted, indicating the need for the City Plan to incorporate specific protections for it.
- Considerations in relation to heritage assets and their settings should be given full weight in all planning decision-making.
- Reference to the overall setting of the Tower of London World Heritage Site was sought.
- Policies S11 and HE1 do not fully reflect the NPPF in terms of harm and benefits.
- The need to acknowledge the importance of the settings of conservation areas.
- The need to acknowledge the existence of views into the City designated by other boroughs.
- Proposed that heritage should be brought to more diverse audiences in a way that is socially and economically inclusive.

Our evidence says

The City Plan is supported by an extensive body of work demonstrating the strong policy approach taken towards protecting and enhancing the Historic Environment in the Square Mile. This includes:

- A comprehensive Character Areas Study and heritage significance assessment for the Square Mile as a whole, followed by detailed assessments at a more granular level for the distinct character areas.
- A detailed Strategic Views Impact Assessment for the key strategic views.
- Heritage Impact Assessments to assess the impact of the proposed Cluster on St Paul's Cathedral; the Monument; and the Outstanding Universal Value of the Tower of London.
- The City Plan has designated an 'immediate setting' area surrounding the Synagogue. The formal recognition of an 'Immediate Setting' in the plan is intended to strengthen the protection of the Synagogue's significance. The evidence documents for the plan can be found [here](#).

We did

- Extensive alterations to Policy S11 to emphasise the need to protect, enhance and celebrate heritage, encourage public enjoyment and ensure inclusivity.
- Revised S11 to focus on Heritage-led placemaking, retrofitting and collaboration between heritage sites and adjacent developments.
- Strengthened Policy HE1 to reflect NPPF wording in relation to heritage harm.
- Revised Policy HE1 requiring for developments to conserve and enhance immediate setting of Bevis Marks Synagogue.
- Policy HE3 strengthened to provide greater protection to the setting of the Tower of London World Heritage Site.
- Policy S13 amended to have regard to views of the City that have been designated by neighbouring Local Planning Authorities.

4 You Said, We Did: Health and Inclusion

You said

- Support for, and desire to expand Healthy Streets and other active travel initiatives. The Healthy Streets Approach is the system of policies and strategies to help Londoners use cars less and walk, cycle and use public transport more.
- Desire to see more sharing of recreational facilities.
- Strengthen policy on mental, as well as physical, health.



Our evidence says

- The Transport Strategy encourages the City's streets to follow the principles of the Mayor's Healthy and Active Streets programme.
- The corporate Sports Strategy encourages the sharing of facilities for sport and recreation. The City's schools are particularly suitable for sharing facilities in off-peak times.



We did

- The Plan includes policy on, and encouragement for the development of Healthy Streets wherever possible and seeks to enable active travel such as cycling and walking.
- Strengthened wording on the importance of sharing facilities for health and recreation.
- The Plan strengthens references to mental health in the strategic health and inclusiveness policy and throughout the Plan, including referencing the role of culture and mental health. Mental health is also discussed in terms of traffic, noise, environments.



5 You Said, We Did: Safety and Security

You said

- Need to implement enhanced security measures around St Paul's.
- The requirement for all major developments to conduct a full risk assessment should be more flexible.
- The requirement under Policy SA2 for all major developments to submit a Management Statement could be secured by a planning condition.
- TfL suggested the use of trees, planters and benches to reduce the impact of Hostile Vehicle Mitigation measures.
- The expectation for dispersal routes relies on management action and the City Corporation has insufficient resources to deliver this.

Our evidence says

- The key priority of the Transport Strategy is to ensure the safety and security of people using our streets and public spaces, closely working with the City Police.
- The Public Realm Toolkit provides guidance ensuring that public spaces in the City maintain a safe, inclusive, and welcoming environment.



We did

- Strategic Policy S2 has been modified to place increased emphasis on safety and security. It aims to ensure that development contributes to broader security and integrates safety and security as integral aspects of site design.



6 You Said, We Did: Housing

You said

- The Mayor of London welcomed commitment to meet the London Plan housing target and small sites target as well as directing new housing to locations in or near identified residential areas.
- Support for a more positive policy approach to housing, for example easing restrictions on change of use of offices to residential, in light of increased remote working post the pandemic.
- Request for additional wording on how the cumulative impact of individual developments on levels of daylight and sunlight to residential units will be defined.
- The Inner Temple sought removal of policy requirements to maintain an overall balance of residential accommodation and professional chambers.

Our evidence says

- Reports on available sites for housing and housing need were carried out. Based on historical levels of windfall development, it is anticipated that there will be a sufficient supply of housing units developed in and near existing residential areas.
- The Future of Office Use report concluded that the office market has changed post-pandemic and that there is potentially merit in being more flexible in allowing certain office buildings to be developed for other uses.
- A Sunlight/Daylight PAN is underway to address City specific issues.



We did

- The Plan outlines how the Mayor's housing targets will be achieved.
- Policy OF2 was amended to be more precise as to where new housing would be suitable.
- Supplementary guidance is being developed which will consider daylight and sunlight issues.
- Policy on land use changes was amended and flexibility introduced to allow modern working practises that maximise efficiency in the Temple.



7 You Said, We Did: Offices

You said

- Look at how the City's economy and patterns of work changed following the pandemic.
- Address challenges faced by grade B office stock, potentially allowing greater flexibility to change use.
- Finding the right balance in meeting demand, seeking to meet future office demand in sustainable ways.
- Open up office lobbies and making them more welcoming spaces that contribute to the life of the City.
- Secure affordable workspaces to support creative industries.



Our evidence says

- The Future of Office Use prepared by ARUP and Knight Frank considered the evolving working patterns and how it impacts how much office space we'll need in the future.
- The Greater London Authority (GLA) projects that the City's workforce will increase by 66,000 up to 2040.
- 6.37 million people of working age can access the City within an hour's transit journey. The evidence documents for the plan can be found [here](#).



We did

- Revised policy OF2 to add a retrofit fast track approach to allow for greater flexibility of grade B stock, including the conversion of office space to residential in residential areas.
- Strengthened our policy to support spaces with different layouts and qualities to meet the needs of SMEs, start-up companies and creative industries.
- Strengthened our policy to promote the retrofit of existing office buildings for office use and upgrades to environmental performance.
- Future office demand will mostly be met in the City Cluster and Fleet Street areas, both highly connected via public transit.

8 You Said, We Did: Retail

You said

- Concerns expressed that the policies are too prescriptive.
- Many existing retail uses are now in Class E use and more flexibility is required. The retail industry is in transition and policies need to reflect this.
- Why a Retail Impact Assessment is required for schemes promoting over 2,500sq.m.
- Importance of active frontages as a policy ambition.
- Retail growth forecasts may be optimistic due to increased home working and less visitors.
- Opportunities for retail growth outside the Principal Shopping Centre's (PSCs) should be recognised and promoted.
- Improve the leisure and entertainment offer for visitors.
- Support relating to protection of specialist retail uses and reference to Smithfield Market.

Our evidence says

- Evidence based report produced by Colliers (2023) Retail Needs Assessment.
- Monitoring & Information Reports for 2023: Retail Units Report and Retail Units Survey Introductions and PSC reports. The evidence documents for the plan can be found [here](#).



We did

- Policies S5 and RE1 has been revised, informed by updated evidence, to encourage greater diversity of retail uses in the Principal Shopping Centres and other parts of the Square Mile, reflecting also the introduction of the Class E use classes order.
- Policy RE2 (Retail Links) has been deleted, and Policy RE2 (active frontages) and RE3 (Specialist retail units and clusters) have been amended, having the effect of encouraging active frontages across the City and supporting clusters of retail that play an important role locally.
- Extended the Fleet Street PSC eastwards up Ludgate Hill towards St Paul's Cathedral.



9 You Said, We Did: Culture and Visitors

You said

- Support for the requirement to submit Cultural Plans as part of planning applications for major developments.
- The need for a proportionate cultural offer depending on the scale and nature of the development in question.
- Encourage the expansion of night-time economy uses within appropriate areas.
- Strengthen aspects of diversity and inclusion.
- Celebrate the City's hidden gems.
- The plan should encourage an active street culture, with public spaces that have markets, spill-out space, events and activities.
- Make more of the north bank of the Thames.
- Ensure we have the right facilities and complementary uses – public toilets, open spaces, food and drink – to complement cultural and leisure offers.
- Provide clear signs and wayfinding, and inclusive approaches to public welcome.
- Support for increased vibrancy and activity in hotel lobbies and the provision of facilities with public access.

Our evidence says

- The culture policies in the City Plan are underpinned by the Culture Planning Framework, which serves as a mechanism to deliver cultural infrastructure in the City. The framework provides robust evidence in terms of what type and scale of culture facilities should be delivered, and where.
- A hotel needs study for the City was carried out in 2022 which assessed overall need for hotel bedrooms to be 4,012 by 2037 based on past trends and those schemes in the planning pipeline. The evidence documents for the plan can be found [here](#).



We did

- Significantly revised the City Plan to reflect Destination City approach, and the City Corporation's priority to transform the Square Mile into a leading leisure and culture destination.
- Added a new Policy CV2 requiring major developments to deliver arts, leisure and culture facilities in accordance to the culture planning framework.
- Strengthened CV4 to enable the creation of active frontages and provide public access to inclusive facilities.
- Revised Policy CV5 to include the agent of change principle.
- The Plan encourages hotels to create active frontages and public access to facilities such as co-working space, meeting rooms, cafes, restaurants or leisure facilities. Large-scale hotel development may be suitable locations to provide public toilet facilities and 'cool spaces' that provide temporary respite during heat waves.

10 You Said, We Did: Infrastructure

You said

- The Plan should set out how shifts towards electric transport and heating are a part of the transition to a low carbon society.
- The City Corporation should support existing offices and new developments to access super-fast fibre broadband, wireless, 5G and new technologies.
- The policy should be changed to indicate that if infrastructure connections are unknown at application stage, planning conditions or obligations will be used to secure the detail.



Our evidence says

- The Infrastructure Delivery Plan was published in 2024. The Plan outlines infrastructure needed that will support the City's economic role in London and provide services to workers, residents, visitors and students.
- The Utility Infrastructure Strategy aims to ensure that the City can manage, monitor and respond to the future challenges of utility infrastructure, was consulted on in 2023. The evidence documents for the plan can be found [here](#).



We did

- The policy was strengthened with reference to infrastructure to support a zero carbon and resilient City.
- The policy was revised to suggest developers pre-install telco communal chambers or other innovative solutions to facilitate communications networks in new developments.
- The policy was revised to indicate that when infrastructure connections are not known at application stage, that planning conditions and/or obligations will be used to secure the detail.



11 You Said, We Did: Design

You said

- Prioritise 'retrofit-first'.
- Provide robust justification for demolition, clearly explaining why retrofitting or refurbishing the existing building is not feasible. Setting a requirement for a Whole Life Carbon Assessment for major developments.
- Explore change of use to incentivise retrofit, while ensuring this doesn't result in low quality conversions.
- Prioritise long-term planning for sustainable power and energy infrastructure.
- Emphasis should be placed on new and innovative technologies to achieve shared sustainability goals.
- Concerns about free to enter roof terraces and spaces as part of tall buildings or major developments and the requirement for internal access through development sites.
- Highlight the importance of avoiding overshadowing, restriction of sky view and overlooking by other buildings.

Our evidence says

- The City Corporation's Carbon Options Guidance Planning Advice Note, provides guidance on conducting whole life cycle (WLC) carbon assessments in line with the London Plan Guidance. It emphasises fully exploring opportunities to minimise embodied and operational carbon emissions, and determining the most sustainable and suitable approach for the site.



We did

- Policy S8 has been extensively revised, clarifying approaches to sustainable design and vibrancy in line with the City Corporation's renewed focus and priorities on climate change and becoming a destination city.
- Policy DE1 has been revised to highlight the 'Retrofit first' approach and the need to follow the City Corporation's Carbon Options Guidance and circular economy design approaches.
- Policy DE2 has been revised to place additional emphasis on creating inclusive spaces, active frontages, urban greening.
- Significantly revised Policy DE3 requiring developments to provide inclusive and accessible public realm.
- Amended Policy DE8 to refer to a broader range of sensitive receptors.



12 You Said, We Did: Transport

You said

- To address overcrowded streets and spaces.
- To improve cycle parking, particularly near busy areas.
- Creating improved public realm and walking and cycling routes in the City Cluster.
- There needs to be step free access at rail and underground stations and river piers.
- Clarity is needed on how timing of deliveries will work near residential areas.
- Where London Plan short stay cycle parking requirements cannot be met, the City Plan's requirement for an additional 25% long stay cycle parking spaces is unlikely to be feasible.

Our evidence says

- People walking and cycling make up more than two-thirds of all observed travel activity in the City.
- The Transport Strategy (2019), setting out the City's long term vision and proposals, is being refreshed and is expected to be adopted in summer 2024.



We did

- Policy VT1 was revised to add more detail on how conditions for development can ensure appropriate mitigation of any negative transport impacts, including increases in congestion and busyness for pedestrians and cyclists.
- The policy was revised to clarify that deliveries must take place outside of peak pedestrian hours. Deliveries in residential areas must take place outside the hours of 11pm-7am on all days of the week.
- The active travel policies have been revised to include the Healthy Streets Approach to emphasise inclusion and accessibility.



13 You Said, We Did: Open Spaces and Green Infrastructure

You said

- Support for greening of the City.
- Need for high quality and species-specific interventions as well as more green space for the public.
- Query on resources to monitor and evaluate biodiversity benefits and make sure they are substantive, effective and resilient.
- More flexibility for open spaces, arguing that it is not justified to secure access to existing private spaces within new developments.
- Introduction of an Urban Greening Factor (UGF) was welcomed with need for flexibility to take account of site-specific circumstances.
- The maximum attainable UGF should be the goal rather than a generic threshold.
- Support for policies related to Biodiversity Net Gain (BNG) and with more details required.
- Support for Habitat Action Plans for target species of biodiversity importance and greater protection of biodiversity within Site of Importance for Nature Conservation (SINCs).
- The new policy on Trees (OS5) was welcomed.

Our evidence says

- Evidence based report by Green Infrastructure Consultancy (2018) Urban Greening Factor Study (UGF) and London Plan UGF policy.
- Evidence based report produced by Greengage Environmental (2023) Biodiversity Net Gain Study to inform new BNG policy.
- Biodiversity Action Plan (2021-2026).
- Monitoring & Information Reports for Local Plan Monitoring Report Open Spaces and Recreation (2021) and Open Spaces and Recreation Audit (2023). The evidence documents for the plan can be found [here](#).



We did

- Policy OS3 has been revised and a new policy on Biodiversity Net Gain (BNG) through Policy OS4 has been added, providing additional clarity on the operation of the BNG approach in the City.
- Due to the City's highly urban nature and the high proportion of sites with a zero (or close to zero) baseline for biodiversity, the mandatory 10% BNG is not considered an apt mechanism for delivering meaningful biodiversity improvements in the Square Mile; an approach using biodiversity units per hectare (BU/ha) is more appropriate. A BU/ha is a standard comparable measure that is relevant across all sites regardless of baseline and size. A target of three biodiversity units per hectare (BU/ha) has been set out.
- The City Corporation expects habitat creation to be delivered and maximised on-site providing biodiversity to the immediate area before off-setting is considered.

14 You Said, We Did: Climate Resilience

You said

- Support for revisions to policies relating to flood risk and sustainable drainage.
- Support for the promotion of blue roofs and infrastructure.



Our evidence says

- The [Strategic Flood Risk Assessment](#) (2023) provides an update to previous SFRA and models changes to flood sources and climate change allowances. It identifies some continuing fluvial and surface water risks within the square mile.
- [City of London Riverside Strategy](#) (2021) sets out the approach to raising flood defences alongside development over the next century.



We did

- Amendments to Policy S15 in relation to overheating and urban heat island effects.
- Amendments to policies to ensure development contributes to wider climate resilience measures.
- The timeline for raising flood defences has been brought forward, in line with recent evidence.



15 You Said, We Did: Thames Policy Area

You said

- There was support for the proposed policy approach, including from Mayor of London who welcomed the continued safeguarding of Walbrook Wharf.
- In relation to the policy requirement for publicly accessible roof terraces in addition to the potential exceptions cited there may be site specific instances where this is not practical or viable.
- A recommendation was made to refer to the River Thames Cultural Vision (Mayor of London/Port of London Authority).



Our evidence says

- Climate resilience measures set out in the City of London Riverside Strategy (2021) identify four ways that flood defence raising could be delivered in time for the raising deadlines set out in the TE2100 plan.
- The Cultural Planning Framework identifies spaces and amenities for culture.



We did

- The policy has been amended to emphasise the need for additional inclusive public space along the riverfront.
- Clarification has been given in respect of moored vessels



16 You Said, We Did: Blackfriars

You said

- There was support for the proposed policy approach.
- Suggestion to improve the quality of the image of the Key Area of Change.
- Further improvements of public spaces and connectivity along Riverside Walk.
- Enabling development to be more permeable and improve character of buildings in the area.
- Exploring opportunities for the undercroft to the west of Blackfriars Bridge.

Our evidence says

- Climate resilience measures set out in the City of London Riverside Strategy (2021) identify that areas of the Pool of London will need to be raised by 0.15 - 0.5m.
- The Cultural Planning Framework identifies spaces and amenities for culture.



We did

- The policy has been amended to emphasise the need to create an inclusive, welcoming public realm. Additional wording added in the policy recognising the potential for recreational or other uses of the undercroft to the west of Blackfriars Bridge.



17 You Said, We Did: Pool of London

You said

- General support for the proposed policy direction but advocated some changes to the policy wording in regards to enhancement of heritage assets and seeking additional public space and play facilities.
- Heritage should be brought to more diverse audiences in a way that is socially and economically inclusive.
- Concern regarding the area shown as “Renewal Opportunity Sites” on image/ figure as three buildings identified need to be protected.
- Further improvements of public spaces and connectivity along Riverside Walk.
- More inclusive public spaces along the Riverside Walk.
- Improve retail, leisure and cultural offer.

Our evidence says

- Climate resilience measures set out in the City of London Riverside Strategy (2021).
- Thames Strategy SPD (2015).
- Riverside Walk Enhancement Strategy (2015).
- Open Space Strategy SPD (2015).
- The Cultural Planning Framework identifies spaces and amenities for culture.



We did

- The policy has been amended to promote more inclusive access to heritage assets, welcoming public realm and open spaces along the Riverside Walk.
- Further emphasis has been given to the need to enhance the cultural and leisure offer in the area.



18 You Said, We Did: Aldgate, Tower and Portsoken

You said

- Tower Hamlets supported the Plan's approach of seeking a close working relationship regarding a joint cluster of offices, hotels and housing which sit on either side of the City's boundary.
- Clarification of the area being unsuitable for tall buildings was requested.
- The development potential of large sites in the area was raised as an issue.



Our evidence says

- The City Corporation have successfully worked closely with colleagues in Tower Hamlets through the Aldgate Bid and public realm initiatives.
- The work carried out on suitable sites for tall buildings concluded that the Aldgate area would not be suitable for tall building development.
- The evidence report seeking to identify potential sites for future housing development identified suitable large-scale sites in the area.



We did

- The Plan supports a greater mix of development including commercial, residential, hotels and cultural facilities to build on the area's proximity to visitor attractions, with supporting services and improvements to connectivity in conjunction with the Public Realm Aldgate and Tower Area Strategy.
- The Plan clarifies that tall buildings are only suitable in two locations of the City, the City Cluster and the Fleet Valley.
- Policy recognises that large transport and housing sites have potential for sustainable and efficient development of suitable land uses.

19 You Said, We Did: City Cluster

You said

- The general conformity issue related to tall buildings is particularly crucial for the eastern and southern edges of the City Cluster.
- Ensure that future development in the Cluster does not harm the significance of the historic environment, greater clarity is required as to building heights and locations for potential tall buildings proposals.
- Greater clarity required to understand the impacts on the Tower of London WHS.
- Ensure that the view of St Paul's does not get blocked over time, diminishing its international status as an important City landmark.
- Support for significant growth in office floorspace within the City Cluster.
- Strengthen connections to the river and improve the 'gateway experience' of entering the Cluster from the south.
- Create improved public realm, more active frontages and walking and cycling routes.
- People value:
 - ▀ Leadenhall Market
 - ▀ City Skyline and views of and from tall buildings
 - ▀ Iconic architecture

Our evidence says

- The Character Areas Study and three-dimensional modelling conducted identified the City Cluster as appropriate for the development of tall buildings.
- A Strategic Visual Impact Assessment (SVIA) and Heritage Impact Assessments have been undertaken to assess the impact of the proposed Cluster on key strategic views and key strategic assets including St Paul's Cathedral; the Monument; and the Tower of London.
- The City Plan has designated an 'immediate setting' area surrounding the Synagogue. The formal recognition of an 'Immediate Setting' in the plan is intended to strengthen the protection of the Synagogue's significance.
- The Culture Planning Framework is being prepared to provide a broad framework for securing cultural and public spaces within the Square Mile. The evidence documents for the plan can be found [here](#).

We did

- Amended Policy 21 requiring delivery of tall buildings in line with Policy S12 ensuring they contribute positively to the City skyline while preserving heritage assets and their settings.
- Amended Policy 21 to ensure development proposals have regard to the immediate setting of Bevis Marks Synagogue.



20 You Said, We Did: Fleet Street and Ludgate

You said

- Enhancing Fleet Street, creating more activity and reinvigorating the retail offer.
- Places to socialise and spend time.
- Create better walking and cycling routes.
- Increase opportunities for meanwhile use.
- The Fleet Street policy should include the area all around St Paul's Cathedral.

Our evidence says

- The Fleet Street Area Healthy Streets Plan outlines improvements to pedestrian priority, public realm and cycling.
- The Cultural Planning Framework identifies planning applications within the area which are providing spaces and amenities for culture.



We did

- The area was amended to identify it as appropriate for tall buildings and emphasis the need to strengthen the retail.
- The policy highlights the need to diversify the offer by providing cultural and leisure facilities, including pop-up and meanwhile uses.
- The Fleet Street area was amended to include the forecourt of St Paul's Cathedral.



21 You Said, We Did: Smithfield and Barbican

You said

- There was a lot of support for the intention to create a vibrant cultural-led environment that is mindful of resident's needs.
- The benefit of starts-ups, digital and creative industries and cultural organisations and artists was highlighted by several respondents.
- Concern about increased cultural activity affecting residents.



Our evidence says

- A Cultural Planning Framework for the whole City is being developed to provide a context for identifying how cultural planning can support the cultural development of each area of the City.
- The Smithfield and Barbican area will be assessed to identify potential cultural elements and priorities for future development.



We did

- Policy on Smithfield and Barbican focuses on future uses of the Market Buildings, some of which are due to be developed into a cultural and leisure destination, including housing the relocated Museum of London.
- Inclusive, welcoming public access to the buildings of Smithfield Market will be an important component of future uses and designs should consider how these spaces can be better revealed, with routes through the buildings including Buyer's Walk, the central spine running through the buildings.
- New policy resists residential development adjacent to the current market site or future Museum of London in order to minimise potential adverse impacts on residential amenity.

22 You Said, We Did: Liverpool Street

You said

- Support for the proposed accessibility and capacity improvements at the Liverpool Street Station and the enhancement of the surrounding area.
- Tower Hamlets highlighted that Liverpool Street is identified in the London Plan as an area with more than local significance to the night-time economy and the City Plan should acknowledge this role.
- The need for improvements to the public realm along Bishopsgate, particularly near the station entrance.
- The need to improve visitor experience at Liverpool Street station.
- The need to provide safer streets, enhanced public realm and improved walking and cycling across the area

People value:

- Liverpool Street station
- Connectivity to other places

Our evidence says

- The Liverpool Street Area Healthy Streets Plan outlines improvements public realm, walking and cycling.
- The Culture Planning Framework is being prepared to provide a broad framework for securing cultural and public spaces in new developments within the Square Mile.



We did

- Strengthened Policy S26 to ensure new developments provide active frontages and enhanced public realm.
- Strengthened Policy S26 to ensure new developments enhance visitor experience with improved wayfinding and enhanced walking and cycling routes.

