

London Councils' Leaders' Committee

Mayors New Draft London Plan

Item 5

Report by: Eloise Shepherd **Job title:** Head of Housing and Planning Policy

Date: 5th December 2017

Contact Officer: Eloise Shepherd

Telephone: 020 7934 9813 **Email:** Eloise.shepherd@londoncouncils.gov.uk

Summary

Appended to this report is a GLA produced briefing providing an outline of the Mayors new draft London Plan.

Statutory consultation on the draft London Plan runs from 1st December 2017 to 2nd March 2018.

The Deputy Mayor for Planning, Regeneration and Skills - Jules Pipe, will be in attendance at Leaders' Committee to give a short overview of the Plan.

Recommendations

Leaders' Committee is asked to note the attached GLA briefing on the London Plan

Draft London Plan Briefing from the GLA

Background

1. Under the legislation establishing the Greater London Authority (GLA), the Mayor is required to publish a Spatial Development Strategy (SDS) and keep it under review. The SDS is known as the London Plan. As the overall strategic plan for London, it sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years.
2. The general objectives for the London Plan, and the process for drawing it up, altering it and replacing it, are set out in the Greater London Authority Act 1999 (as amended) and supporting detailed regulations. The Mayor is publishing a new draft London Plan on 29th November 2017 which has been developed in line with these requirements.
3. The document brings together the geographical and locational aspects of the Mayor's other strategies, including those dealing with transport, environment, economic development, housing, culture, and health and health inequalities. The draft Plan has been developed alongside the Mayor's other statutory strategies to ensure consistency with those strategies. In line with those other strategies, the new London Plan runs from 2019 to 2041.
4. The London Plan is legally part of each of London's Local Planning Authorities' Development Plan and must be taken into account when planning decisions are taken in any part of London. Planning applications should be determined in accordance with it, unless there are sound planning reasons (other material considerations) which indicate otherwise. The Plan provides the strategic, London-wide policy context for borough local development plan documents; all local development plan documents and Neighbourhood Plans have to be 'in general conformity' with the London Plan.

Context

5. In October 2016, the Mayor published 'A City for All Londoners'. This document set the tone for all the Mayor's strategies and the direction of travel for the Mayoralty. It discussed the high-level responses to the big challenges that London faces:

- The pressure that a fast-growing population – projected to rise from 8.9 million today to 10.5 million by 2041 - exerts on the city and its infrastructure
 - Rising inequality, with London the most unequal region in the country in terms of income, and life expectancy differing by up to 19 years between boroughs
 - The changing nature of the economy, with disruption and new opportunities created by rapid advancements in technology
 - The effects of climate change, which are becoming ever more apparent
6. The document was put out to consultation and the feedback from it has helped shape all the Mayoral strategies including the London Plan.
7. The Mayor's vision – as set out in a City for All Londoners and his various strategies – is a response to the challenges outlined above. This vision is underpinned by an ambition to deliver Good Growth – growth that is economically and socially inclusive, and environmentally sustainable.

Overview

8. Good Growth is the guiding principle for the new London Plan, which has six cross-cutting Good Growth policies, focused on creating a healthier, more efficient and more resilient city where communities have access to the homes and economic opportunities they need to thrive. The six policies are:
- Building strong and inclusive communities
 - Making the best use of land
 - Creating a healthy city
 - Delivering the homes Londoners need
 - Growing a good economy
 - Increasing efficiency and resilience
9. These policies are set out in Chapter one of the Plan. Chapter two sets out the overall spatial development pattern for London, focusing on the growth strategies for specific places in London and how they connect with the Wider South East. Chapters three to twelve cover topic-based policies (design, housing, social infrastructure, economy, heritage and culture, green infrastructure and natural environment, sustainable infrastructure, transport) and implementation.

10. The new draft Plan marks a departure from previous London Plans; it is both more ambitious and more focused on what can be delivered in planning terms. It also contains a number of new policies and policy approaches:

- The Plan includes new approaches to tackle London's housing crisis. Analysis through the Strategic Housing Market Assessment, prepared in partnership with the boroughs, suggests that London needs 66,000 new homes a year through to 2030 to address the existing shortfall in housing and accommodate London's projected population growth. The new London Plan sets out clear policies for how to accommodate as much of this need as possible - around 65,000 homes a year - within our boundaries while continuing to protect the Green Belt. This includes a focus on optimising density (including removing the density matrix to enable a design-led approach based on site evaluation) and a new presumption in favour of developing small sites.
- The Mayor has also set a strategic aim for 50 per cent of all new homes to be affordable, and introduced a number of measures to incentivise this. This includes a threshold approach to viability, whereby schemes proposing at least 35 per cent affordable housing (or 50 per cent for public land and designated industrial land deemed suitable for release) can follow a fast track route without detailed viability testing.
- The Plan affords stronger protection for land for industry, logistics and services, encouraging a plan-led approach to intensification, co-location and substitution of industrial land. It introduces a new Agent of Change policy to protect existing noise-generating uses (such as industrial or cultural venues) from noise complaints from new developments (and vice versa).
- The Plan includes a variety of measures to support the Mayor's aim for London to be a zero-carbon city by 2050, including promoting circular economy principles. It also includes policies to increase green cover in London to 50 per cent in line with the Mayor's ambition for London to be a National Park City, including a new Urban Greening Factor.

- The Plan also includes a number of measures to improve health outcomes, including to improve air quality and reduce exposure to air pollution through new developments, promote active travel through a 'Healthy Streets' approach and restrict new hot food takeaways close to schools. It also includes a new policy on public toilet provision.
- The Plan also includes policies to design out crime, to ensure the safety of all Londoners in the event of emergency evacuations from new developments, and to increase resilience to the threat of fire and terrorism.

11. The evidence base to support the policies will be published on the GLA website.

Next steps

12. The consultation period for the draft London Plan runs from 1 December 2017 to 2 March 2018.

13. Following the close of the consultation period, the next formal step will be the holding of an Examination in Public (EiP). This will be led by an independent panel of planning inspectors, who will review the comments received during the consultation on the draft London Plan and will decide which issues will be discussed at the EiP and who will be invited to take part

14. The EiP is likely to be held in the autumn of 2018. After it is completed, the panel will produce a report recommending changes to the Plan for the Mayor's consideration. Once the Mayor has decided which of the suggested changes he intends to accept, he will send a revised draft Plan to the Secretary of State for Communities and Local Government. The Secretary of State then has six weeks to decide whether or not they wish to direct that any changes should be made. Assuming the Secretary of State decides not to make a direction, the Mayor is required to lay a copy of the draft proposals before the London Assembly, which has 21 days to decide whether to reject it in its entirety (rejection requires two thirds of those voting in favour). Provided the London Assembly does not decide to reject the Plan, the Mayor can then publish the London Plan.