

March 2004

The publication of the London Plan on 10<sup>th</sup> February saw the most comprehensive review to date of the Capital’s land capacity and is the first development strategy for London for nearly three decades. The Mayor’s vision is to set out a new direction for London celebrating the Capital as a ‘World Class’ city, reflecting the dramatic changes that have already taken place and ensuring that its evolution is supported by a strategic planning framework to provide for the most efficient and sustainable use of land.

The Plan will guide the formation of local planning authorities policy within Unitary Development Plans (soon to be replaced by Local Development Frameworks). Policy will generally be required to conform with the Plan. Headline issues running through the Plan include sustainable development; promotion of mixed use development; providing more homes, with a strong emphasis on affordable housing; strategic views; sub-regional strategies and quality of design. We address below changes that have taken place since the publication of the Draft London Plan in June 2002.

Theme	Issues
Increasing Housing	<ul style="list-style-type: none"> <li>• The Plan envisages the population of the capital will grow by around 800,000 to 8.1 million by 2016. Calls for 30,000 new homes (this figure has been increased from the Draft Plan) annually (up to 2006) with a strategic target at half affordable from all sources. Of these 70 per cent should be social housing and the rest intermediate.</li> <li>• A new housing capacity strategy will take place to assess each Borough’s capacity.</li> <li>• The plan utilises a strategic target for London of 50% affordable housing, whereas the Draft plan set targets of 35% or 50% for different Boroughs</li> <li>• The Plan seeks increased densities for residential development particularly in accessible locations..</li> <li>• A Draft Supplementary Planning Guidance on Affordable Housing is expected in March 2004</li> </ul>
	<ul style="list-style-type: none"> <li>• The role of Sub-Regional Development Frameworks is strengthened and expanded.</li> <li>• Growth Areas will be focused on ‘Opportunity Areas for Intensification’ and existing town centres. Development frameworks will be produced for each of the five sub-regions (Central, West, East and Thames Gateway, North and South)</li> <li>• There is a particular focus on the East London Area. The Plan aims to correct the balance between east and west London in terms of wealth and opportunity.</li> </ul>

Strategic Views	<ul style="list-style-type: none"> <li>• The Plan designates a set of panoramic views, riparian views, townscape views and linear views.</li> <li>• Two additional views - Westminster Pier and Richmond Park.</li> <li>• The relevant sightlines and viewing corridors will need to be taken into consideration when determining planning applications</li> <li>• Supplementary Planning Guidance to be published in due course.</li> </ul>
Mixed Use/ Employment Land	<ul style="list-style-type: none"> <li>• The Plan predicts that there is a need for 7.4 million sq m of office space over the next 15 years.</li> <li>• Mixed use development involving both commercial and residential provision and utilisation of existing office space is promoted.</li> <li>• UDP policies are required to identify new sources for potential mixed use/housing sites by having regard to unneeded employment/industrial land. This emphasis on the review of land allocations was not apparent in the Draft Plan.</li> </ul>
Tall Buildings	<ul style="list-style-type: none"> <li>• The Plan backs tall buildings on the proviso that they are of quality design creating attractive landmarks</li> <li>• The Plan includes support for tall buildings and removes Borough wide height restrictions. LPA's will have to justify why tall buildings are not appropriate at particular locations (this was not apparent in the Draft Plan)</li> <li>• Sites have been identified (mainly in the City/Canary Wharf) for approximately 15 tall buildings to be built over the lifetime of the Plan.</li> </ul>
Supplementary Planning Guidance	<ul style="list-style-type: none"> <li>• The Plan outlines a timetable for the publication of 11 SPG's:</li> <li>• Accessible London (draft published July 2003)</li> <li>• Industrial Capacity (Draft published Sept. 2003)</li> <li>• Housing Provision (Draft due March 2004)</li> <li>• Urban Design Principles (Draft due March 2004)</li> <li>• Affordable Housing (Draft due March 2004)</li> <li>• Sustainable Construction and Design (draft due April 2004)</li> <li>• View Framework Management (Draft due April 2004)</li> <li>• Land for Transport Functions (Draft due April 2004)</li> <li>• Renewable Energy (draft due May 2004)</li> <li>• Meeting Spatial needs of London's Diverse Communities (draft due May 2004)</li> <li>• Retail Needs assessments (Draft due July 2004)</li> </ul>

**Clearly there have been some significant changes to the Draft version of the London Plan that will have implications for organisations in the development process. However, the main thrust of the Mayor's vision for the Capital remains substantially the same. It is now important to monitor the progress of forthcoming Supplementary Planning Guidance and observe how Local Planning Authorities incorporate the strategy into new Local Development Frameworks.**

**Comments can be made**

This is a very brief summary of the main implications of the changes. Please contact Erica Mortimer or any member of our planning team to discuss the proposals further.

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