



## **A NEW PLAN FOR LONDON: PROPOSALS FOR THE MAYOR'S LONDON PLAN**

*This Consultation document published on 30th April 2009 seeks views on the Proposals for revisions to the London Plan. The New Plan will eventually replace the London Plan Consolidated with Alterations (2008), and will cover the period until 2031. Comments on the consultation document are requested by 30th June 2009.*

### **The Plan for London**

#### **What is the London Plan?**

The London Plan is the upper tier of the development plan in each London Borough and has to be taken into account in determining planning applications. It deals with planning issues of strategic importance in London.

#### **Key Dates**

Key dates in the timetable for review include the expected publication of the Draft London Plan in Autumn 2009, the Examination in Public in Summer 2010 with the adoption of the new London Plan scheduled for late 2011.

#### **The Proposals**

Some of the Proposals from the Consultation Document are summarised below:

##### *London Places*

- The Plan would set out an indication of the amount of retail floorspace that London requires until 2031 - reviewing the existing town centre classifications and providing strategic guidance on future growth for each town centre or on a change in function until 2031.
- The Plan would provide more robust guidance on protecting strategically and locally important industrial land outside East London, and produce policies which allow the release of smaller sites where there is surplus capacity in certain circumstances.
- Economic development would be focused across London with emphasis on outer London. (*This follows the establishment of the Outer London Commission*).

##### *Planning Obligations*

- The Mayor proposes to prioritise Planning Obligations to address affordable housing, public transport projects – especially Crossrail, tackling climate change, learning and skills, health facilities and child care facilities. The Mayor would like to identify locations where other S106 priorities may be of particular importance.



### London's People

- The current affordable housing target of 50% is set to be replaced by local numeric targets agreed with each Borough, outside the planning system, based on need, capacity, viability and the creation of sustainable communities. (*The Mayor's current draft Housing Strategy aims to deliver 50,000 affordable homes by 2011, including reusing vacant properties in existing stock – this is to be reviewed*). The Mayor supports the approach of maximizing affordable housing provision in new developments in accordance with the above.
- A particular focus will be to provide more family homes and more intermediate housing options. (*The Mayor's draft Housing Strategy is proposing a 60/40 split between social rented/ intermediate, compared with the existing 70/30 split in the current London Plan*). Greater support for meeting the housing needs of older people and students is also proposed.
- The Mayor proposes a greater emphasis on the quality of new homes, including internal space and design standards, garden space and strengthening the promotion of Lifetime Homes standards and wheelchair accessible dwellings.
- The Mayor proposes a general presumption against the loss of garden space.

### Quality of Life

- The Mayor proposes that the strategic protection of local open spaces, including playing fields, would be strengthened in the London Plan. Responses are also sought on whether there should be a London-wide minimum standard of public open space provision.
- The Mayor confirms that tall buildings will continue to have a place in London where the context can support them (*currently this is primarily Canary Wharf, City and Croydon*), but is carrying out a review of the appropriate sites for tall buildings and seeks responses on whether the policy tests should be changed.
- The Plan proposes the development of 'Lifetime Neighbourhoods' that would provide a range of facilities open to everyone.

### Response to Climate Change

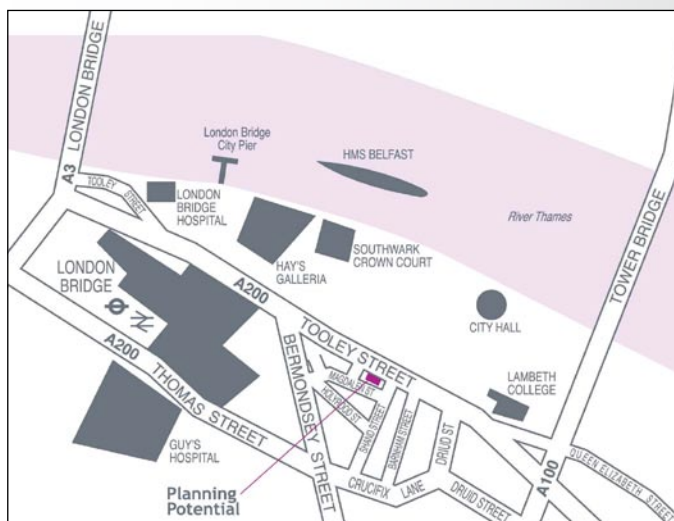
- The Plan would set challenging carbon emissions reduction targets to reflect the contribution that it can make towards the wider reduction target of 60% by 2025.
- The Mayor seeks to promote a balanced approach to sustainable energy in new development in London and retain the current 'energy hierarchy' to reflect established preference to firstly use less energy, secondly supply efficiently and thirdly use renewable energy.
- The Mayor proposes a requirement for an Energy Assessment for all planning applications to show adherence to the energy hierarchy.



- The mayor proposes to consider the use of the Code for Sustainable Homes with the expectation that where possible new development in London will achieve the highest code levels for energy considerations.
- The Mayor is seeking responses on whether the presumption in favour of on site (*as opposed to off site*) renewable energy provision should continue, and whether financial contributions as an alternative to meeting policy requirements for the use of sustainable energy should be introduced?
- The Mayor is also proposing the introduction of a minimum target for urban greening, including green space, living roofs and vegetation in the central areas as a way of offsetting rising temperatures due to climate change. Greater encouragement would also be given to living (*green*) roofs and walls in new developments.
- The Plan would also introduce maximum water use targets for all new development – currently this is only applicable for domestic developments.

*Responses are invited by the 30th June 2009. If you would like to discuss the proposed changes or require further specific advice, please contact Planning Potential on 020 7357 8000.*

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