

September 2010

The London Plan
Spatial Development Strategy for Greater London

**Minor alterations to the
consultation draft
replacement London Plan**

**Gypsies and Travellers
(including travelling show people)
and
Aggregates**

MAYOR OF LONDON

**Greater London Authority
September 2010**

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Copies of this report are available from
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How to give your views

This minor alteration to the consultation draft Replacement London Plan is open for public comment from 13 September to 25 October 2010.

You can also view this document online and download it from
www.london.gov.uk/shaping-london/london-plan

Please respond in writing, referencing your comments to the relevant paragraph in sections 2 and 3 of the document:

- by email to mayor@london.gov.uk with 'Replacement London Plan (minor alteration 3)' in the title. If you send in a response by email it is not necessary to also send us a hard copy.
- by post (no stamp required) to:
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All responses (emails and letters) must be received by
5:00 pm on Monday 25 October 2010.

Please note that all responses will be made available for public inspection.

1 Explanatory note to the Minor Alterations

The consultation draft replacement London Plan

- 1.1 The London Plan is the overall strategic plan for the capital. It sets out an integrated economic, social environmental and transport framework for the development of London over the next 20–25 years. London borough's own local plans (local development documents) must be in conformity with it, and its policies guide decisions made on planning applications by councils and the Mayor.

The Mayor published his new version of the London Plan – the Draft Replacement London Plan (the DRLP) – on 12 October 2009 for a three month period of public consultation ending on 12 January 2010.

The DRLP is currently being examined in public by an independent panel. The replacement Plan is likely to be published in late 2011.



You can view and download the consultation draft Replacement London Plan from <http://www.london.gov.uk/shaping-london/>

The context for these Minor Alterations

- 1.2 These minor Alterations cover issues arising from the Coalition's Government's revocation of Regional Spatial Strategies (RSS) in England outside London¹ and in particular, the implications of this for two sets of targets in the distinct circumstances of London – those regarding provision for gypsies and travellers including travelling show people, and that on aggregates.
- 1.3 The Government has made clear that in the context of the revocation of RSS elsewhere in England, *"in London the London Plan will continue to provide the planning framework for London Boroughs... While Government considers that these requirements relating to the London Plan (eg requiring targets to be set), no longer apply, if the Mayor chooses to propose targets on particular matters, this will be a matter for him and London partners to consider"*².
- 1.4 In response the Mayor reviewed targets in the DRLP deriving from the previous government's planning statements and guidance. He has issued a detailed statement to the Examination in Public setting out those which he proposes to retain to add value in delivering Londonwide planning objectives and ensure effective strategic planning of

¹ Letter on revocation of regional strategies *Secretary of State DCLG* 6 July 2010

² Statement by the Secretary of State CLG to the London Plan Examination in Public *GOL* 9 July 2010

London in line with his broader statutory planning responsibilities, and those which he proposes to refine or to replace with more effective policy mechanisms³. The Mayor has always been clear that overall outcomes should matter more than processes or structure, and that less emphasis should be given to targets and the machinery that goes with them as these “*can all too easily become ends in themselves, and a distraction from the bigger picture*”⁴

- 1.5 The Mayor is currently working with London partners in a range of forums, including the Examination in Public into the DRLP, to consider these proposals.
- 1.6 The Mayor has identified two areas where the necessity to set targets in a particular way was imposed by the previous government, and where he considers that these requirements having been lifted, a wholly different approach would address Londonwide planning objectives more effectively.

Policy 3.9 Gypsies and travellers (including travelling show people)

- 1.7 In his Statement to the EiP the Mayor noted that he “*has been clear that setting detailed targets is not the most effective or fair way to deliver real improvements in the provision of pitches for gypsies, travellers or travelling show people. He has also expressed detailed concerns about the extremely prescriptive process that was mandated for the drawing up of these targets. Accordingly, he intends to replace the current policy 3.9 and table 3.4 with a different policy approach that will enable boroughs and stakeholders to meet required needs in light of local circumstances.*”⁵
- 1.8 In the light of the Government’s announcement, the Mayor has decided not to pursue the previous minor alteration on this matter issued in March 2010⁶.

Policy 5.20 Aggregates

- 1.9 In his Statement the Mayor also noted that “*this policy requires six boroughs (Havering, Redbridge, Ealing, Hillingdon, Hounslow and Richmond) to provide 1 million tonnes in total of aggregates until 2020. This requirement derives from Annex A of Minerals Policy Statement 1, which required regional planning bodies to apportion the regional guideline figure to boroughs, and then to monitor and review. The Mayor considers that continued inclusion of a target for aggregates continues to fulfil a useful strategic purpose, but the removal of national requirements allows him to set this at a more realistic and achievable level. He intends to bring forward a revised target of 500,000 tonnes per annum.*”⁷
- 1.10 The Mayor considers that the changes he proposes to policies 3.8, 3.9 and 5.20 “*go beyond what is appropriate to deal with as ‘suggested early’ changes, and they should be subject to full public consultation. He therefore proposes to bring these forward as a*

³ Targets in the London Plan: Statement to the Examination in Public on behalf of the Mayor of London [GLA 16 July 2010](#)

⁴ Planning for a Better London, [Mayor of London](#), July 2008

⁵ Targets in the London Plan: Statement to the Examination in Public on behalf of the Mayor of London [GLA 16 July 2010](#)

⁶ Minor Alteration to the Consultation Draft Replacement London Plan, Draft Policy 3.9 Gypsies and Travellers (including travelling show people) [Mayor of London](#) March 2010

⁷ Targets in the London Plan: Statement to the Examination in Public on behalf of the Mayor of London [GLA 16 July 2010](#)

*further set of what have been termed 'minor alterations' (as he has before to deal with policies on waste and gypsy and traveller provision)."*⁸

- 1.11 This will provide stakeholders with an appropriate and fair opportunity to consider his proposals, make known their views and for them to be properly considered by the EiP Panel. To facilitate this, the Examination in Public will not consider these issues during the currently convened sessions of the Examination in Public, but intends to reconvene on 7 and 8 December 2010.
- 1.12 The more specific reasons for making these changes are set out below and the changes themselves are shown in sections 2 and 3 of this document as proposed Minor Alterations to the Consultation Draft London Plan.

Reasons for the proposed alterations to DRLP policy on the provision of pitches for gypsies and travellers (including travelling show people)

- 1.13 Addressing the pitch requirements of gypsies, travellers and travelling show people in London effectively through the medium of a strategic plan has proved problematic, both for the communities themselves and for the boroughs and other agencies responsible for making provision for them.
- 1.14 The previous Government's guidance was excessively complex and prescriptive, sought spurious levels of accuracy in target setting and required a blanket, nationwide approach ill suited to the unique circumstances of London (particularly its unique governance arrangements and the pressures on its scarce resources of developable land). There was no evidence that a target-based approach would help deliver additional pitch provision (unlike those for housing overall, which have proved effective), and the response to consultation on the targets proposed in the DRLP suggested that there was a real risk that they were becoming to be seen as ends in themselves in just the way the Mayor has previously warned against.
- 1.15 The Mayor agrees with the Government⁹ that people from different communities should be free to lead their lives in different ways, subject to the need for mutual respect and responsibility. He is clear that the planning system should ensure fairness between the settled and traveller communities. It is his view that assessing levels of genuine local need, deciding on the level and location of suitable provision to meet that need and carrying out the necessary consultation with relevant communities and stakeholders is far more effectively done locally. It is also important that the responsibility for setting targets is placed with the authorities who have the formal powers and resources to support delivery. Unlike general housing targets, where the Mayor has a range of important practical roles through his statutory housing investment, strategic planning and planning decisions functions, the Mayor has limited means of practical delivery in this field.

⁸ Ibid

⁹ Open Source Planning, Conservative Party Policy Green Paper 14 Conservative Party February 2010. The Coalition Programme for Government has indicated the Government's intention to reform the planning system based on the principles set out in this document.

- 1.16 This view is borne out by the extremely complex process mandated by the previous government which might have required the making of arbitrary judgements about questions like the numbers who have a genuine psychological aversion to living in bricks and mortar housing. The result of consultation on the targets in the DRLP showed that this lack of transparency is a major factor militating against the setting of sustainable, implementable targets in the sense suggested by the previous Government's circular guidance: *"a sustainable outcome which balances the needs of all communities within general planning principles. The regional spatial strategy proposals must also be capable of implementation, which means they must be politically acceptable"*¹⁰
- 1.17 The Mayor sought to strike this balance in the policy set out in the DRLP, and in a subsequent minor alteration which proposed a reduced target. Based on the consultation response to these, the Mayor is satisfied that no target-based approach is likely to meet these objectives or, more importantly, actually result in additional provision.
- 1.18 The new approach by central Government therefore now provides an opportunity to address these issues at the local level – where they can most effectively be dealt with.
- 1.19 This approach resonates with Mayor's inclusive approach to ensuring equal life chances for all set out in DRLP Policy 3.1 and his view that 'Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments' (Policy 3.8). Having already sought twice¹¹ to support provision for these groups using the previous government's regional approach, the Mayor is very aware that this does not 'add value' when what really matters is getting pitches in place and properly integrated with the wider community – this can only be done at local level in light of local circumstances. The Mayor has consciously considered the requirements of the Race Relations and Human Rights legislation in taking this approach and is satisfied that the proper determination of need at local level by boroughs operating consistent with the requirements of these Acts is an appropriate way forward. He considers that this approach, rather than the process driven setting of strategic targets is what will make a real difference in tackling need.
- 1.20 Whether a pitch target is based on the Gypsy and Traveller Accommodation Needs Assessment (GTANA)¹² (800 over ten years), or as set out in the previous Minor Alteration (240), this is not a level of provision which can be considered strategic (in the sense in which that term is used in Government Office for London Circular 1/2008) relative to, say, securing provision of nearly 323,000 homes across the London Boroughs to meet a similar scale of need including 132,000 affordable homes – the only other dwelling specific targets in the London Plan. This inconsistency is highlighted even more at borough level; the City apart, the DRLP proposes that no borough should have a housing provision target of less than 2,100 over ten years and

¹⁰ Preparing Regional Spatial Strategy reviews on Gypsies and Travellers by regional planning bodies, paragraph 4.3 DCLG March 2007

¹¹ Consultation Draft Replacement London Plan, Policy 3.9 Mayor of London October 2009 and Minor Alteration to the Consultation Draft Replacement London Plan, Draft Policy 3.9 Gypsies and Travellers (including travelling show people) Mayor of London March 2010

¹² London Boroughs' Gypsy and Traveller Accommodation Needs Assessment Fordham Research for GLA/London Councils March 2008

most should be well in excess of this. In contrast, the previous government's approach to gypsy and traveller provision led to a so called strategic target of 2 pitches over ten years at a minimum for one borough (0 in the case of the City) and a maximum of 58 in another

- 1.21 It is considered much more realistic, appropriate and equitable for a strategic plan to highlight the needs of smaller communities generically and to require boroughs to address them in the light of local circumstances, as the DRLP does in the case of older and disabled Londoners, large households and students as well as other groups with distinct needs – which the previous Government's guidance requires to be recognised locally and which is in line with the Coalition Government's concern regarding "a perception amongst many people of 'different' planning rules for the travelling community and for the settled community. Planning rules should be the same for all"¹³. Conversely, it is appropriate that if the Mayor does set local targets he should do so only where his strategic action can add real value – for example, in seeking to reconcile bona fide strategic housing provision and strategic need.
- 1.22 Even in the distinct circumstances of London, the planning issues raised by making provision to meet these important but relatively small scale needs are essentially local in character. Given the primacy of local rather than regional considerations in tackling them, it is appropriate that Boroughs draw on the authority of the strong local focus of government policy as it applies elsewhere in the country. It is proposed that the DRLP will support them in this, enabling them to take responsibility for "determining the right level of site provision, reflecting local needs and historic demand, and for bringing forward land in DPDs. They should continue to do this in line with current policy".
- 1.23 Should London boroughs decide to review the levels of pitch provision, national policy notes that Gypsy & Traveller Accommodation Assessments (GTAAAs) 'form a good starting point' but 'local authorities are not bound by them'. Thus, if they wish boroughs may take account of the pan London GTAA they undertook in partnership with a range of stakeholders, as well as the joint working in the context of the previous government's guidance to which they contributed in preparation of the pitch targets in the previous Minor Alteration. In doing this they should note Government's commitment to '*review relevant regulations and guidance...in due course*'.

Reasons for the proposed alterations to DRLP policy on aggregates

- 1.24 On 6 July 2010 the CLG Chief Planner sent a letter to all local planning authorities setting out some questions and answers that emerged from the Coalition Government's decision to revoke regional spatial strategies (but not the London Plan which remains). In Section 15 dealing with aggregates, the letter states that minerals planning authorities (ie London boroughs) should continue to follow technical advice within the CLG guidelines for 2005-2020¹⁴. For London this is 1.1mtpa 2005-2020. However, the letter goes on to state that "*Planning authorities can choose to use alternative figures for their planning purposes if they have new or different information and a robust evidence base.*"¹⁵

¹³ Eric Pickles: time for a fair deal for the travelling and settled community. DCLG, 29.8.10

¹⁴ National and Regional Guidelines for Aggregates Provision in England 2005-2020 DCLG June 2009

¹⁵ Letter on revocation of Regional Strategies, section 15, Steve Quartermain Chief Planner DCLG 6 July 2010

- 1.25 The position in London is slightly more complicated in that Policy 4A.32 of the adopted London Plan¹⁶ sets a figure of 1 mtpa – below the CLG guidelines, but accepted by the Secretary of State – and this figure is carried forward in Policy 5.20 of the Draft Replacement London Plan. So the figure boroughs need to provide for in DPDs to ensure general conformity with the London Plan is already lower than the CLG guidelines figure, albeit marginally.
- 1.26 Annex 1 of MPS 1¹⁷ deals with aggregates and section 3 looks at the provision of land-won aggregates. Paragraph 3.6 calls for boroughs to provide for their sub-regional apportionment of the current guideline figure, but paragraph 3.8 recognises that sub-regional apportionments should be flexible and tested through the LDF process and that *“The provision to be made in each area will need to be justified in relation to other relevant considerations affecting planning for the area.”*
- 1.27 The London Plan operates within a framework of plan-monitor-manage. The Annual Aggregates Monitoring Report (2009), covering the 2000–2008 period, shows that the current policy approach is not working. In only one year has the aggregates land bank figure been met (in 2000). The land bank, meant to be the equivalent of at least seven years’ provision, is now down to one and a half years.
- 1.28 The change in approach to planning of the new Government to one with a greater emphasis on localism, the opportunity provided by RSS revocation outside London, the recognition in MPS1 that apportionments are flexible, and the need to have plan policies that are deliverable – all of these factors have led the Mayor to conclude that London’s aggregates policy should be reconsidered.
- 1.29 Since the Mayor’s statement was provided to the EiP, in which he stated that he intended to bring forward a revised target of 500,000 tonnes per annum, GLA officers have held further discussions with relevant boroughs on deliverability, and have reviewed information supplied by boroughs earlier this year. Evidence supplied by boroughs, summarised in the minutes of the London Aggregates Working Party meeting on 12 March 2010¹⁸ established the likely levels of provision in Havering, Redbridge, Hillingdon and Hounslow, and this is reflected in the proposed alteration to the sub-regional apportionments in section D of Policy 5.20. This is based on each borough’s own assessment of possible plan allocations over the 20 year plan period, taking on board advice from the industry on acceptable maxima and minima annual levels of throughput. Discussions with Ealing and Richmond indicated that any further provision in these two boroughs was unlikely so, accordingly, it is recommended that the policy is no longer applied to these boroughs. Summing these new sub-regional apportionments give a London total of 700,000 tonnes per annum
- 1.30 This bottom-up approach accords with the wishes of the Coalition Government on localism and reflects the advice of the CLG Chief Planner that planning authorities can choose to use alternative aggregates figures for their planning purposes if they have new or different information and a robust evidence base.

¹⁶ The London Plan Consolidated with Alterations since 2004 Mayor of London February 2008

¹⁷ Mineral Policy Statement 1: Planning and Minerals DCLG November 2006

¹⁸ http://legacy.london.gov.uk/mayor/planning/lawp/docs/lawp_mins_20100312.rtf

- 1.31 The current CLG Aggregates Guidelines run until 2020¹⁹. However, the London Plan is a 20 year strategy, running to 2031 and any borough-level minerals DPD is meant to have a 15 year timeframe. So any DPDs brought forward in the next 18 months are likely to run until 2026/7. The minor alteration consequentially proposes an end date of 2031. This will give greater certainty to both boroughs and developers and provides for a closer alignment of timescales of emerging DPDs with the London Plan.

Minor Alterations – the format of this document

- 1.32 The Minor Alterations comprise sections 2 and 3 of this document:
- section 2 contains amendments to policy on Gypsies and Travellers and Travelling Show People.
 - section 3 contains amendments to policy on aggregates.
- 1.33 In sections 2 and 3, new or amended text and figures are shown in **bold**, deletions are shown as ~~strikethrough~~, and unamended text is shown as plain text.
- 1.34 This section of the document – section 1: the explanatory note to the Minor Alterations – does not form part of the Minor Alterations.

How to give your views

- 1.35 Full information on how to give your views is set out on the inside cover of this document. All responses (emails and letters) must be received by **5:00 pm on Monday 25 October 2010**.

¹⁹ National and Regional Guidelines for Aggregates Provision in England 2005-2020 [DCLG](#) June 2009

2 Proposed minor alteration to policy on gypsies and travellers (including travelling show people)

Policy 3.8 Housing choice

Strategic

A Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments.

LDF preparation

B Taking account of housing requirements identified at regional, sub-regional and local levels, boroughs should work with the Mayor and local communities to identify the range of needs likely to arise within their areas and ensure that:

.....

i the accommodation requirements of gypsies and travellers (including travelling show people) are identified and addressed in line with national policy, in coordination with neighbouring boroughs and districts as appropriate.

3.47 People from different communities should be free to lead their lives in different ways, subject to the need for mutual respect and responsibility. The Mayor is clear that the planning system should ensure fairness between the settled and traveller communities. It is his view that assessing levels of genuine local need, deciding on the level and location of suitable provision to meet that need and carrying out the necessary consultation with relevant communities and stakeholders is far more effectively done locally. Both because of the level of locally-specific detail involved, and the scale of the issue (relative to London's other strategic housing needs), the Mayor does not consider that it would be appropriate to include detailed policies regarding provision for gypsies and travellers and travelling show people in the London Plan. For the reasons given earlier, in London as in the rest of the country, the impact of provision to meet these needs is essentially local and, as government now proposes nationally, should properly be addressed by local planning authorities in DPDs.

3.48 Boroughs are best placed to assess the needs of, and make provision for these groups whether through new pitch provision, protection or enhancement of existing pitches, or by other means. As in the rest of

the country, they “will be responsible for determining the right level of site provision, reflecting local need and historic demand and for bringing forward land in DPDs. They should continue to do this in line with current policy. Gypsy and Traveller Accommodation Assessments (GTAA) have been undertaken by all local authorities and if local authorities decide to review the levels of provision these assessments will form a good starting point. However, local authorities are not bound by them”. Government intends to “review relevant regulations and guidance on this matter in due course”²⁰.

~~Policy 3.9 | Gypsies and travellers (including travelling show people)~~

~~LDF preparation~~

~~A — In accordance with Government requirements, Boroughs should translate the relevant pitch targets set out in Table 3.4 into specific LDF site allocations on the basis of:~~

- ~~a — Core Strategy site allocation criteria which are fair, reasonable, realistic and effective in achieving these targets and reflect the priority to address needs arising from groups already living in caravans on sites~~
- ~~b — this new provision being additional to existing capacity and subject to monitoring~~
- ~~c — net existing and new capacity being protected.~~

~~3.47 — With support from the GLA, the boroughs have undertaken a Gypsy and Traveller Accommodation Assessment (GTAA)²⁵, following Government guidance.²⁶ As required by Circulars 1/2006 and 4/2007²⁷, the Mayor has identified the number of pitches required for each Borough (Table 3.4) ‘in the light of the GTAA and a strategic view of needs across the region’. In taking this view he has followed the process required by Government including coordination with the London Housing Strategy, engagement with a wide range of stakeholders including individual boroughs, London Councils, adjacent regions, the London Gypsy and Travellers Forum (which receives GLA support), and other representatives of the traveller communities and Government.~~

~~3.48 — In coming to his view of needs across the region the Mayor has carefully considered those of stakeholders expressed in informal consultation on options for addressing this matter, as well as more strategic issues such as application of national guidance on pitch provision in the unique circumstances of London. These include:~~

- ~~→ The role that bricks and mortar accommodation can play in meeting the housing needs of individuals falling within government’s definition, and the dangers of taking a formulaic national approach to assessing need in highly urban areas: 72 per cent of the need identified by the GTAA comes from gypsies and travellers who already live in bricks and mortar accommodation~~
- ~~→ the limited supply of land in London to accommodate housing of any type; the unique development pressures on it; the high densities at which housing development must take place to meet overall housing requirements and the need~~

²⁰ Letter from Government Chief Planner re revocation of regional strategies DCLG 6 July 2010

for realism over the viability and deliverability of any form of housing requiring public subsidy, especially in light of London land costs

→ at Londonwide level, the balance which has to be struck in these distinct circumstances between meeting the special requirements of a group which requires provision at a density equivalent to an average of 50 dph when the average density to meet wider housing requirements is some 140 dph and at a time when affordable housing resources are likely to be limited for at least the medium term and must be distributed equitably and effectively to meet wider ranging needs in what will remain a uniquely high cost land market

→ within London, the balance which has to be struck between meeting needs in ways which support existing community networks, which will tend to reinforce the existing pattern of provision, and a geographically wider distribution which enables more equitable and efficient use of scarce housing land and finance resources.

3.49 The Mayor has therefore taken the strategic Londonwide view that the identified needs of defined groups already living in caravans on pitches should be addressed as a priority within the pan London monitoring benchmark of 538 pitches pa between 2007–2017. This is based on the midpoint between meeting the needs of these groups and, with minor statistical correction, meeting the additional needs of those identified by the GTAA as living in bricks and mortar accommodation. It is supported by a commitment to address other needs if they emerge in the longer term. Performance against this benchmark will be monitored against achievement of borough provision targets (see para 3.50) to test the effectiveness of the GTAA in identifying need and to inform a review of policy by 2015/16.

3.50 Within London, the borough level distribution of the pan London figure in Table 3.4 reflects:

→ a weighting between need and housing land capacity which acknowledges the travelling communities' current geographical preferences while seeking a more even distribution of provision than in the past

→ an even sub-regional apportionment of 40 additional transit pitches, to be distributed at borough level through sub-regional housing partnerships in light of negotiation between boroughs and other stakeholders

→ an even sub-regional apportionment of 73 additional pitches for travelling show people to be distributed among boroughs through sub-regional housing partnerships in light of negotiation between boroughs and other stakeholders.

Table 3.4 Gypsy and Traveller Pitch Provision 2007–2017

Borough	Pitches
Barking & Dagenham	14
Barnet	22
Bexley	27
Brent	20
Bromley	58
Camden	6

City	0
Croydon	22
Ealing	26
Enfield	5
Greenwich	32
Hackney	19
Hammersmith & Fulham	5
Haringey	25
Harrow	9
Havering	42
Hillingdon	22
Hounslow	10
Islington	5
Kensington & Chelsea	7
Kingston upon Thames	15
Lambeth	10
Lewisham	15
Merton	9
Newham	17
Redbridge	12
Richmond upon Thames	9
Southwark	15
Sutton	10
Tower Hamlets	28
Waltham Forest	11
Wandsworth	10
Westminster	2
London	538

Note:

for distribution of provision to meet needs for transit and travelling show people pitches see para 3.50

- 3.51 The GTAA only covers the period 2007–2017 and LDFs must address a term of 15 years. In rolling forward the targets on an annualised basis until a new GTAA is prepared, boroughs should take account of Government advice that gypsy and traveller household growth is expected to be three per cent a year and that the need arising from travelling show people is expected to increase at 1.5 per cent a year²⁸. The Mayor will work with all stakeholders to provide guidance on implementing this policy including sources of pitch provision, social and other infrastructure and measures to foster greater social inclusion.

3 Proposed minor alteration to aggregates policy

Policy 5.20 Aggregates

Strategic

- A The Mayor will work with all relevant partners to ensure an adequate supply of aggregates to support construction in London. This will be achieved by:
- 1 encouraging re-use and recycling of construction, demolition and excavation waste within London
 - 2 extraction of land-won aggregates within London
 - 3 importing aggregates to London by sustainable transport modes.
- B The Mayor will work with strategic partners to achieve targets of:
- a 95 per cent recycling/re-use of construction, demolition and excavation waste by 2020
 - b 80 per cent recycling of that waste as aggregates by 2020
- C London should ~~provide for an output of 1 million~~ **make provision for 700,000** tonnes per annum (mtpa) of land won aggregates until ~~2020~~ **2031**.

LDF Preparation

- D LDFs should ~~meet the requirements to provide~~ **make provision** for an output of ~~1 million~~ **700,000** tonnes per annum (mtpa) of land won aggregates until ~~2020~~ **2031** by an apportionment of:
- a ~~50 per cent (0.5 mtpa) to the East London boroughs of Havering & Redbridge~~
 - b ~~50 per cent (0.5 mtpa) to the West London boroughs of Ealing, Hillingdon, Hounslow and Richmond Upon Thames.~~
 - a **250,000 tpa to LB Havering**
 - b **100,000 tpa to LB Redbridge**
 - c **250,000 tpa to LB Hillingdon**
 - d **100,000 tpa to LB Hounslow**
- E Mineral planning authorities in London should:
- a aim to maintain a minimum land bank equivalent to at least seven **years** year's production at the ~~1 mtpa~~ **their apportioned annual** rate
 - b identify and safeguard aggregate resources in LDFs
 - c support the development of aggregate recycling facilities, subject to local amenity conditions.

- F To reduce the environmental impact of aggregates, LDFs should;
- a ensure that appropriate use is made of planning conditions dealing with aftercare, restoration and re-use of minerals sites following extraction**
 - b** safeguard wharves and/or railheads with existing or potential capacity for aggregate distribution
 - c** minimise the movement of aggregates by road and maximise the movement of aggregates via the Blue Ribbon Network
 - d** develop policies that support the protection and enhancement of aggregates recycling facilities.
- 5.85 London needs a reliable supply of construction materials to support continued growth. These include land-won sand and gravel, crushed rock, marine sand and gravel, and recycled and alternative materials. Most aggregates used in the capital come from outside London, including marine sand and gravel and land-won aggregates, principally crushed rock from other regions. There are relatively small resources of **workable** land-won sand and gravel in London.
- 5.86 The Mayor supports the Government's ~~Minerals Planning Guidance and the objective of achieving an essential level of supply in the most sustainable fashion, in order to ensure a good supply of locally sourced land-won aggregates, regional planning authorities are expected to take into account Government guidelines for aggregates provision. However, f~~ For the 2008 London Plan, the London Aggregates Working Party advised the Mayor that an annual output of 1.0 million tons per annum (mtpa) of land-won sand and gravel, sub-regionally apportioned 50:50 between boroughs in East and West London, was more realistic than the 1.1 mtpa proposed in the 2003 guidelines. This was accepted by the Mayor to inform London policy and was agreed by the Secretary of State.
- 5.87 The **previous** Government's ~~latest~~ land-won sand and gravel guidelines for London for the period 2005-2020 ~~again proposed~~ 1.1 mtpa. Recent monitoring suggests that ~~the 2008~~ **this** target remains very challenging for London, and the Mayor is not persuaded that setting the ~~higher~~ target suggested in the 2009 guidelines would actually increase production. ~~Policy 5.20 therefore holds the annual output at 1.0 mtpa land-won sand and gravel, sub-regionally apportioned as before.~~ **Accordingly, a new annual aggregates figure of 700,000 tonnes for London and new borough apportionments have been prepared by the Mayor following discussions with boroughs and the industry on reserve levels, plan allocations and deliverability.**
- 5.88 There remains some potential for extraction beyond the ~~East and West sectors~~ **boroughs** identified in the London Aggregates Monitoring report, including **within** the Lea Valley. ~~Other B~~ **Other B** boroughs with **aggregates** resources ~~outside the sectors identified~~ should consider opportunities in line with the policies in the plan. Adverse impacts on European biodiversity sites as a result of aggregates activities should be avoided.

- 5.89 Aggregates are bulky materials and LDF policies should maximise their use and re-use and minimise their movement, especially by road. Policy 5.3 on sustainable design and construction will be important in helping to reduce the demand for natural materials. The objective of proximity dictates the best and most local use of materials that can be extracted in London. Existing and new railhead capacity will be needed to support sustainable forms of movement. Sites for depots may be particularly appropriate in Preferred Industrial Locations and other employment areas. Existing and future wharf capacity is essential, especially for transporting marine-dredged aggregates, and should be protected in accordance with Policy ~~7.26~~ **7.25**.