Further Alterations to the London Plan 2014

Consultation draft
Public consultation

12 week public consultation from 15 January to 10 April 2014

FALP launch event at City Hall on 31st January 2014 at 2pm

Series of consultation events with voluntary sector, business sector, POS event, the wider South East, 5 London sub region..
Purpose of the Further Alterations to the London Plan (FALP)

• Develop concept of the Plan as the ‘London expression of the National Planning Policy Framework’

• Provide robust, interim planning framework to address the key housing and employment issues arising from a substantial increase in population and to support recession recovery, until the long term implications of these are clear

• Minor changes in terms of fact; changes in national policy; support for the Mayor’s Housing and other strategies and where relevant address other advice to the Mayor eg from the Outer London Commission.
London’s demographic challenge

- London population 2001 (revised): 7.34 mil
- London population 2011 (Census): 8.17 mil
  = 83,000 pa increase

BUT
- London Plan 2011 – 2031 assumes 51,000pa

AND
- new GLA trend projection 2011 – 2036 suggests 76,000 pa, and over 100k in earlier years....
London’s demographic challenge
Population growth 1971 - 2036

Source: Office for National Statistics mid-year estimates to 2001, GLA estimates 2002 to 2036
London’s Demographic Challenge
Population Growth 1971 - 2036

Source: Greater London Authority, 2013 round of population projections
London’s demographic challenge
Distribution of population growth 2011 - 2036
London’s employment growth
Distribution of employment growth

Source: GLA Economics
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Chapter 2: London’s Places
Central Activities Zone
Regeneration Areas

Areas of Regeneration

Source: Index of Multiple Deprivation
Contains National Statistics Data © Crown copyright and Database rights [2012]
Contains Ordnance Survey data © Crown copyright and database right 100032216 [2013]
Opportunity and Intensification Areas
Potential future changes to the Town Centre Network
## Outer London Development Centres

<table>
<thead>
<tr>
<th>Strategic function(s) of greater than sub-regional importance</th>
<th>Potential outer London development centres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Leisure/tourism/arts/culture/sports</td>
<td>Wembley, parts of Greenwich, Richmond/Kingston, Stratford, <strong>Royal Docks</strong>, the Lower Lee Valley and the Upper Lee Valley, Hillingdon and the Wandle Valley, <strong>Crystal Palace</strong></td>
</tr>
<tr>
<td>Media</td>
<td>White City, parts of Park Royal, <strong>Hounslow (Golden Mile)</strong></td>
</tr>
<tr>
<td>Logistics</td>
<td>Parts of Bexley, Barking &amp; Dagenham, Enfield, Havering, Hillingdon, Hounslow, Park Royal</td>
</tr>
<tr>
<td>Other transport related functions</td>
<td>Parts of Hillingdon, Hounslow, Royal Docks, Biggin Hill</td>
</tr>
<tr>
<td>Strategic office</td>
<td>Croydon, Stratford, Brent Cross/ Cricklewood (subject to demand)</td>
</tr>
<tr>
<td>Higher Education</td>
<td>Uxbridge, Kingston, Greenwich. Possibly Croydon, Stratford, Havering, <strong>White City</strong></td>
</tr>
<tr>
<td>Industry/green enterprise</td>
<td>Upper Lee Valley, Bexley Riverside, London Riverside, Park Royal</td>
</tr>
<tr>
<td>Retail</td>
<td>Brent Cross, Stratford, <strong>Wembley</strong></td>
</tr>
</tbody>
</table>
Key Diagram

London - Stansted - Cambridge - Peterborough Corridor

London - Luton - Bedford Corridor

Western Wedge

Thames Gateway

Wandle Valley

Central Activities Zone (2.10 - 2.12)
Inner London (2.9)
Outer London (2.6 - 2.8)
Metropolitan Centres (2.15)
Opportunity Areas (2.13)
Areas for Intensification (2.13)
Strategic Outer London Development Centres (2.16)
LLDC Area (2.4)
Regeneration Areas (2.14)
Regional Parks (2.18)
Regional Parks Opportunities (2.18)
Green Belt & Metropolitan Open Land (2.18)
Regional Coordination Corridors (2.3)
National Growth Areas (2.3)
Main Airports (6.6)
Crossrail 1 (6.4)
Crossrail 2 Metro (6.4)
Crossrail 2 Regional (6.4)
High Speed 2
Thameslink (6.4)
London Overground (6.4)
Chapter 3 London’s people
Housing requirements

• CLG currently suggests c52,000 more households pa to 2021 (cf 34k in 2011 Plan)

BUT

• Is this a realistic basis for planning? Outdated household formation rates; what happens if recent changes are cyclical/short term?
  Accept “planning for uncertainty” – central theme for FALP and LHS

• New SHMA: ranges around GLA central household projection (40k); backlog of need (10 - 20 yrs); other factors eg second homes = 49-62k pa
Housing Supply

- New NPPF compliant, needs driven SHLAA
- More rigorous approach to exclusions, probabilities, phasing: challenge based: 42k pa cf 32k
- ‘Potential’ large sites confidential; ‘identified’ sites public
- More broadly based scenario testing, including ‘need’, town centre and Opp Area potential
- Borough minimum supply targets
- Handling the ‘gap’ between requirements and capacity: Opp Area/Town centres/Indust release; PMM; early review
## Housing Targets

<table>
<thead>
<tr>
<th>Borough</th>
<th>Minimum ten year target 2015-2025</th>
<th>Annual monitoring target 2015-2025</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barking and Dagenham</td>
<td>12,355</td>
<td>1,236</td>
</tr>
<tr>
<td>Barnet</td>
<td>23,489</td>
<td>2,349</td>
</tr>
<tr>
<td>Bexley</td>
<td>4,457</td>
<td>446</td>
</tr>
<tr>
<td>Brent</td>
<td>15,253</td>
<td>1,525</td>
</tr>
<tr>
<td>Bromley</td>
<td>6,413</td>
<td>641</td>
</tr>
<tr>
<td>Camden</td>
<td>8,892</td>
<td>889</td>
</tr>
<tr>
<td>City of London</td>
<td>1,408</td>
<td>141</td>
</tr>
<tr>
<td>Croydon</td>
<td>14,348</td>
<td>1,435</td>
</tr>
<tr>
<td>Ealing</td>
<td>12,972</td>
<td>1,297</td>
</tr>
<tr>
<td>Enfield</td>
<td>7,976</td>
<td>798</td>
</tr>
<tr>
<td>Greenwich</td>
<td>26,850</td>
<td>2,685</td>
</tr>
<tr>
<td>Hackney</td>
<td>15,988</td>
<td>1,599</td>
</tr>
<tr>
<td>Hammersmith and Fulham</td>
<td>10,312</td>
<td>1,031</td>
</tr>
<tr>
<td>Haringey</td>
<td>15,019</td>
<td>1,502</td>
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<tr>
<td>Harrow</td>
<td>5,927</td>
<td>593</td>
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<tr>
<td>Havering</td>
<td>11,701</td>
<td>1,170</td>
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<tr>
<td>Hillingdon</td>
<td>5,593</td>
<td>559</td>
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<tr>
<td>Hounslow</td>
<td>8,222</td>
<td>822</td>
</tr>
<tr>
<td>Islington</td>
<td>12,641</td>
<td>1,264</td>
</tr>
<tr>
<td>Kensington and Chelsea</td>
<td>7,330</td>
<td>733</td>
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<tr>
<td>Kingston upon Thames</td>
<td>6,434</td>
<td>643</td>
</tr>
<tr>
<td>Lambeth</td>
<td>15,594</td>
<td>1,559</td>
</tr>
<tr>
<td>Lewisham</td>
<td>13,847</td>
<td>1,385</td>
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<tr>
<td>LLDC</td>
<td>14,711</td>
<td>1,471</td>
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<tr>
<td>Merton</td>
<td>4,107</td>
<td>411</td>
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<tr>
<td>Newham</td>
<td>19,945</td>
<td>1,994</td>
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<tr>
<td>Redbridge</td>
<td>11,232</td>
<td>1,123</td>
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<tr>
<td>Richmond upon Thames</td>
<td>3,150</td>
<td>315</td>
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<tr>
<td>Southwark</td>
<td>27,362</td>
<td>2,736</td>
</tr>
<tr>
<td>Sutton</td>
<td>3,626</td>
<td>363</td>
</tr>
<tr>
<td>Tower Hamlets</td>
<td>39,314</td>
<td>3,931</td>
</tr>
<tr>
<td>Waltham Forest</td>
<td>8,620</td>
<td>862</td>
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<tr>
<td>Wandsworth</td>
<td>18,123</td>
<td>1,812</td>
</tr>
<tr>
<td>Westminster</td>
<td>10,677</td>
<td>1,068</td>
</tr>
<tr>
<td>London total</td>
<td>423,887</td>
<td>42,389</td>
</tr>
</tbody>
</table>
Housing Choice

- Maintains priority for affordable family housing
- Older persons - population growth increases from 13k pa to 23k pa. Special needs - significant growth (3,600 – 4,200 pa): recognise distinct economics; allocate sites; mainly private (2,600 pa), new forms of intermediate (1,000 pa). Provision benchmarks
- Student accommodation - Academic Forum: need (2,000 – 3,100 pa) and provision; encourage dispersal; affordability; partnership working requirement
- PRS – recognise distinct economics (funding, amenity) in line with NPPF
- Custom build (Mayor’s covenant); ex-forces needs: support through housing management
Mixed Communities and Affordable Housing

- 25,600 pa affordable housing need, 17,000 pa target
- Maintains 60% social/affordable rent and 40% intermediate split
- Intermediate: local eligibility criteria should not compromise need to maximise provision
- Strategic intermediate eligibility threshold £18,100 - £66,000 (family housing £80,000)
- Better links with London Housing Strategy
- Otherwise maintain policy
Existing Stock and Future Investment

- Updates empty homes context

- Barriers to Delivery - translating approvals to completions: planning and non-planning barriers
Social Infrastructure

- Flexibility to enable social infrastructure providers to ensure continued delivery (e.g. education and health)
- Clarifies new role of public health in Boroughs and links to planning and new commissioning arrangements
- Stronger support for free schools and for co-location of schools with housing
- Underscores playing pitch strategies
Chapter 4 London’s Economy: Offices, Industry

• New industrial, office, retail, tourism demand/supply assessments – update policies

• Offices: monitor PD rights impact

• CAZ offices: support for justified protection of small/local offices

• Industry: update industrial land release map. Focus release of surplus around transport nodes and town centres
Borough level groupings for transfer of industrial land to other uses
Retail, ‘new sectors’

- Update retail need figures taking account of changes in consumer expenditure behaviour

- Comparison need (after pipeline) 0.4 – 1.6 mll sq m cf 1.3 – 2.2 mll sq m in 2011 Plan

- Strong cross ref to Policy 2.15 on different approaches to development in small, medium sized and larger centres

- Links London Plan policy to proposed retail PD rights criteria
Retail, ‘new sectors’

• Planning criteria to help manage ‘negative clusters’ eg of betting shops, takeaways

• Update ‘new sectors’ policy eg role of ‘start-up/grow-on’ space; TMT sector needs; ‘Med City’; SMART London

• Support to maintain valued local community assets (eg pubs) justified by robust evidence
Chapter 5 Climate Change

- New policy to support securing resilient electricity and gas supplies
- Updates on flood risk (plus draft of reviewed Regional Flood Risk Appraisal)
- Updates on water management and infrastructure
Chapter 5 Climate Change: Flood Risk
Chapter 5 Climate Change

- New minimum greenhouse gas performance ‘floor’ for technologies generating energy from non-recyclable waste
- Updated municipal and commercial/industrial waste projections
- Updates on waste management eg reuse, relations with ROSE, hazardous waste, and on Local Aggregates Assessments
Chapter 6 Transport

- Highlights importance of Crossrail 2 as next major infrastructure project: ‘standalone metro’ and ‘regional’ options
- Provides framework for HS2 in London
- Updates table of infrastructure commitments
Major transport schemes
Chapter 6 Transport

• Policy to support cycle ‘Superhighways’, ‘Quietways’ and the ‘Central London Grid’; development of up to four ‘mini Hollands’; cycle safety improvements; station based cycle hubs and improvements to cycle parking standards

• Refines parking policy and standards to make more sensitive to Outer London
More sensitive approach to application of parking standards

Notes:
All developments in areas of good public transport accessibility should aim for significantly less than 1 space per unit, and towards zero / car-free in the areas of highest accessibility
Adequate parking spaces for disabled people must be provided preferably on-site
20 per cent of all spaces must be for electric vehicles with an additional 20 per cent passive provision for electric vehicles in the future.

<table>
<thead>
<tr>
<th>Number of Beds</th>
<th>4 or more</th>
<th>3</th>
<th>1-2</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Up to 2 – 1.5 per unit</td>
<td>Up to 1.5 – 1 per unit</td>
<td>Less than 0-1 per unit</td>
</tr>
</tbody>
</table>
Chapter 7 London’s living spaces and places

• Clarifies and strengthens Lifetime Neighbourhoods policy

• Strengthens context for neighbourhood planning, incl. Community Rights

• Clarifies designing out crime, public realm and resilience policies
Chapter 7 London’s living spaces and places

- Updates noise policy, providing more specific guidance on its reduction and management
- Updates policies on public open space, geology, trees, burials, World Heritage Sites
- Blue Ribbon Network: River Action Plan to support river travel, and managing use of the Royal Docks
Chapter 8 Implementation, monitoring and review

• New policy to realise development potential through Mayoral Development Corporations, Enterprise Zones, Tax Increment Finance initiatives and Housing Zones

• New policy to support more effective coordination and delivery of infrastructure

• Greater flexibility on S106 priorities
Questions?

Join the debate on Twitter: #LondonPlan
Next Steps

Consultation Events

• Voluntary Sector       6 Mar
• Business Sector        18 Mar
• Wider South East       28 Mar
• North London           25 Feb
• Central London         4 Mar
• South London           11 Mar
• East London            13 Mar
• West London            19 Mar

EiP: September 2014

Publish/adopt
by March 2015
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