

London Plan briefing series: Reviewing and approving the London Plan

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LONDONASSEMBLY

Research Unit

Overview

With the new London Plan intended for publication in 2028, this report sets out to explain the key stages of London Assembly engagement in the development, scrutiny and adoption of the Plan. It maps the process from development of the current 2021 London Plan, as well as outlines the next steps towards adopting the new Plan.

About the Research Unit

The London Assembly Research Unit provides an impartial research and information service. We undertake research and analysis on key issues in London to inform the Assembly's work.

All of our publications are available at:

<https://www.london.gov.uk/who-we-are/what-london-assembly-does/london-assembly-research-unit-publications>

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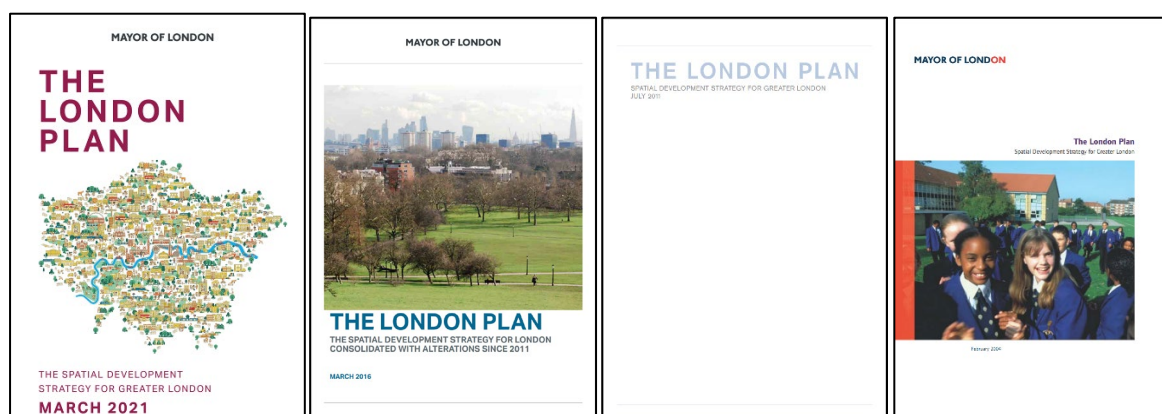
1. Introduction

1.1. Overview

This Research Unit paper provides an explanation of the London Plan, what it is, and the process of developing it. The London Assembly has a key role to play in various stages of its production, scrutinising the Mayor's plans, representing the voices of Londoners, and ultimately voting whether to accept the Plan before it is formally adopted.

This paper sets out the main stages of the London Assembly's engagement with the development, scrutiny and adoption of the Plan, based on mapping the process of adopting the current 2021 London Plan.¹ With the publication of the new London Plan intended for 2028, the report provides an indicative timetable and summary of next steps for the Assembly to engage with and scrutinise the Plan. This includes a summary of Assembly Committees' responses to the Mayor's consultations on high level vision documents and draft plans for both the current and new Plans.

1.2. What is the London Plan?



The London Plan is the capital's Spatial Development Strategy. It is 'the strategic plan for London, setting out an economic, environmental, transport and social framework for development'² for the next 20-25 years. It is a legal requirement of the GLA Act 1999³ that the Mayor of London must produce a Spatial Development Strategy for the city and keep it under review. While the National Planning Policy Framework (NPPF)⁴ dictates that the strategy must be reviewed at least every five years.

The current London Plan⁵ was adopted in March 2021, following a process of development, scrutiny, consultation, Examination in Public and publication. The first London Plan was published in 2004 with subsequent London Plans published in 2008, 2011 and 2016⁶, prior to the current 2021 version. The next London Plan, which will be consulted on later in 2026, is intended for adoption in early 2028.⁷

¹ GLA. (2021). [London Plan 2021](#)

² GLA. (2021). [London Plan 2021](#)

³ Legislation.gov.uk. (1999). [Greater London Authority Act 1999](#), Section 334

⁴ MHCLG. (2024). [National Planning Policy Framework](#)

⁵ GLA. (2021). [London Plan 2021](#)

⁶ GLA. (2026). [Past versions and alterations to the London Plan](#)

⁷ GLA. (2026). [The next London Plan](#)

For a more detailed explanation of the contents and structure of London's spatial development strategy, the London Assembly Research Unit produced the following paper: *London's spatial development strategy: a guide to the London Plan*⁸ in November 2024.

1.3 How the London Plan is developed

The London Plan is developed using a multi-stage process of drafting, consulting, examining and redrafting of various versions of the Plan, before it can be formally adopted, following approval by the Assembly and Secretary of State. The GLA Act 1999⁹ establishes the legal framework for the London Plan, and alongside the Town and Country Planning (London Spatial Development Strategy) Regulations 2000¹⁰, set out the process for drawing up, altering and replacing it.

The process of drawing up the Plan is illustrated below, following the stages and timeframe used in developing the current London Plan 2021.

- October 2016: The Mayor produced the High Level Document, *A City for All Londoners*¹¹, setting out the Mayor's vision for the city, including key policy priorities
 - Consultation was open to the public for six weeks, between October and December 2016, and included stakeholder workshops, community research through focus groups, and through GLA's online forum, Talk London.¹²
- December 2017: The Mayor published the Draft London Plan¹³
 - Consultation was open to the public and conducted with statutory consultees over a 12-week period, between December 2017 and March 2018.¹⁴
- August 2018: The Mayor published an amended version of the Plan, taking account of consultation responses, called the Draft London Plan (with Minor Suggested Changes).¹⁵
- January to May 2019: The Draft London Plan was taken through an independent Examination in Public (EiP) by a Panel of Inspectors appointed by the Secretary of State for the Ministry of Housing, Communities and Local Government.
 - The role of the Panel is to examine the Draft Plan for soundness and compliance with national policy, determining the 'matters' for consideration and the participants to be involved in its scrutiny.
 - Under the Town and Country Planning (London Spatial Development Strategy) Regulations 2000, the Panel produces a report to the Mayor, setting out its findings.¹⁶
- July 2019: The Mayor produced the Consolidated Changes version of the Plan, which reflected all of the changes made to the Draft Plan until this point in the process.¹⁷

⁸ London Assembly Research Unit. (2024). *London's spatial development strategy: a guide to the London Plan*

⁹ Legislation.gov.uk. (1999). *Greater London Authority Act 1999*

¹⁰ Legislation.gov.uk. (2000). *The Town and Country Planning (London Spatial Development Strategy) Regulations 2000*

¹¹ GLA. (2026). *Preparing the London Plan*

¹² GLA. (2026). *A City for All Londoners*

¹³ GLA. (2017). *Draft London Plan for consultation*

¹⁴ GLA. (2026). *Consultation responses on the draft new London Plan*

¹⁵ GLA. (2018). *Draft London Plan showing minor suggested changes*

¹⁶ Legislation.gov.uk. (2000). *The Town and Country Planning (London Spatial Development Strategy) Regulations 2000*

¹⁷ GLA. (2019). *Draft London Plan Consolidated Changes version*

- October 2019: The Mayor received the Inspectors' Report from the Examination in Public, setting out their recommendations on the 94 identified matters.¹⁸
- December 2019: Further modifications were made to the Plan, following the recommendations from the Panel of Inspectors, and the Mayor submitted his Intend to Publish version of the London Plan¹⁹ to the Secretary of State.
 - The Mayor also shared his response to the Panel's recommendations²⁰ with the Secretary of State, alongside this version of the Plan.
- February 2020: The Intend to Publish version of the Plan was presented to the London Assembly Plenary, whom, under the GLA Act 1999, voted to note the Plan, a statutory requirement before it can be formally adopted.²¹
- March and December 2020: The Secretary of State for MHCLG writes to the Mayor of London to direct further changes to the Intend to Publish version of the London Plan before it can be adopted.^{22 23}
- December 2020: The Mayor produced the Publication London Plan²⁴ and wrote to the Secretary of State with a notice of his intention to publish the Plan.
 - Subsequently the Secretary of State wrote to the Mayor to confirm that the Publication version of the London Plan contains the modifications necessary for it to be published.²⁵
- March 2021: The London Plan was formally published by the Mayor of London, and thereby adopted, on 2 March 2021.²⁶
 - The 2021 London Plan is the capital's current strategic development plan until such time as a new Plan is adopted, intended for 2028.²⁷

The Mayor is required, under the GLA Act 1999²⁸, to keep the London Plan under review. This includes monitoring the implementation of the London Plan through the use of the statutory Annual Monitoring Report (AMR) to be published by the Mayor each Spring²⁹. The Monitoring chapter of the London Plan 2021³⁰ sets out the six Good Growth objectives and 12 Key Performance Indicators (KPIs) used by the GLA to monitor its implementation.

¹⁸ The Planning Inspectorate. (2019). Report on the Examination in Public of the London Plan

¹⁹ GLA. (2019). Draft London Plan Intend to Publish version

²⁰ GLA. (2019). Mayor's response to Inspectors' recommendations

²¹ London Assembly. (2020). London Assembly Plenary Minutes to note the Draft London Plan

²² MHCLG. (2020). Letter to the Mayor of London (13 March 2020)

²³ MHCLG. (2020). Letter to the Mayor of London (10 December 2020)

²⁴ GLA. (2020). Publication London Plan

²⁵ MHCLG. (2021). Letter to the Mayor of London (29 January 2021)

²⁶ GLA. (2021). The London Plan 2021

²⁷ GLA. (2026). The next London Plan

²⁸ Legislation.gov.uk. (1999). Greater London Authority Act 1999

²⁹ GLA. (2021). The London Plan 2021, pg. 462

³⁰ GLA. (2021). The London Plan 2021, pg. 461-465

2. Assembly engagement: how the Assembly considered the 2021 London Plan

2.1 The role of the Assembly

The Mayor must consult the Assembly Members before producing statutory strategies, such as the London Plan. The Assembly has the right to reject the Mayor's strategies if a majority of two-thirds vote to do so. In the context of the London Plan, this takes the form of a full Assembly Plenary session in advance of its the adoption. At the Plenary session, the Assembly must vote to 'note' the Plan in order for it to progress to adoption by the Mayor.

2.2 Mapping Assembly engagement activity: 2017-2021

This section maps out the activity of the London Assembly in relation to the engagement and scrutiny of the London Plan 2021. This information has been gathered from various sources including the GLA website, GLA internal documents, as well as agendas and minutes available in the public domain. This is not an exhaustive list but a summary of the key activity in which the London Assembly was involved across all stages of the development, scrutiny and examination of the London Plan 2021.

The table below provides a list of activity that the GLA and London Assembly engaged with during the development, scrutiny and adoption of the current London Plan. The activities highlighted in bold below refer to those specific to the London Assembly Plenary and Committees during this period.

Figure 1: Timetable for development of 2021 London Plan

GLA & Assembly Activity	2021 London Plan Process
High Level Document (HLD) – A City for All Londoners launched	November 2016
Integrated Impact Assessment Scoping Report published for consultation	February 2017
Launch of Draft London Plan	November 2017
Draft London Plan published	December 2017
Integrated Impact Assessment full report issued for consultation alongside Draft London Plan	December 2017
Statutory Consultation on Draft London Plan • Planning, Housing and Environment Committees hold London Plan-focused meetings • Subregional meetings • Borough meetings • Various stakeholder consultation meetings and seminars • London Assembly 'The Big Debate – The New London Plan' and 'Community Event – Equalities Groups' both held on same day at City Hall	December 2017 to March 2018

Themed committee meetings	December 2017 to March 2018
Planning Committee submits response to Draft London Plan	March 2018
Minor suggested changes to Draft Plan	August 2018
SoS appoints Panel of Inspectors for EiP	August 2018
Final Matters for consideration at EiP published by Panel	November 2018
Planning Committee invited to participate in a number of matters and submit statements	December 2018 to March 2019
Examination in Public conducted: Representatives of the Planning, Housing and Environment Committees appeared in 40 separate sessions EiP A number of further suggested changes were put forward by Planning Committee representatives during EiP	Began 15 January and closed 22 May 2019
The 'consolidated' version of the London Plan published, showing Mayor's suggested changes following the EiP	July 2019
All suggested changes, along with evidence, considered by the Panel in preparing their report to the Mayor	8 October 2019
The Mayor submitted his intend to publish version of the Plan to SoS	9 December 2019
London Assembly Plenary (formal process prior to publication/adoption of London Plan by the Mayor, where the Assembly vote to agree or not)	6 February 2020
Correspondence between SoS and the Mayor	23 December 2019 and 10 December 2020
Publication London Plan submitted by Mayor to SoS	24 December 2020
SoS wrote to Mayor confirming content for new London Plan to be formally published with no further changes	29 January 2021
Formal adoption of the London Plan	2 March 2021

2.3 Policy areas challenged by London Assembly: 2017-2021

During the development of the 2021 London Plan, the London Assembly had several opportunities to inform the drafting of the London Plan before formal adoption. This included:

- Meetings between the Planning Committee and senior GLA staff prior to publication of the High Level Document in November 2016
- A dedicated Assembly Member briefing on the London Plan in December 2017
- Written responses from the Planning Committee to the Draft London Plan in March 2018
- Written statements during the Examination in Public process between January to May 2019
- London Assembly Plenary session on the London Plan in February 2020

- A formal question and answer session with senior GLA staff, followed by written response by Planning Committee, in April 2020.

A summary of the key policy areas and themes challenged by the London Assembly at critical points in the process of developing the 2021 London Plan are outlined below.

2.3.1 Key themes highlighted by Planning Committee

Between November 2017 and March 2018, the Mayor conducted a statutory consultation on the Draft London Plan. As part of this process, the London Assembly Planning Committee published their response to the Draft London Plan in March 2018.³¹ The Committee, chaired by Nicky Gavron AM, while broadly supportive of the Draft London Plan, set out a number of recommendations to the Mayor across several policy areas. A summary of the key recommendations is provided in the table below:

Good Growth Policies
Policy GG1 needs to highlight more actively that policy must be prepared in a collaborative way with local communities and stakeholders
Policy GG2 B should make it clear that increases in density need to make reference to local character and the realistic potential for delivering required supporting infrastructure
The specific inclusion of health equity impact assessments as well as health impact assessments
Policy GG4 should make explicit reference to environmental sustainability of homes
Spatial Development Patterns
SD1 B9 to include that any significant proposals to increase development densities to be subject to proper re-consultation to ensure local acceptance
New SD1 A9 policy to require Opportunity Areas to consider management of infrastructure requirements to accommodate sustainable development
Policy SD2 E to be amended to establish a more formalised arrangement to provide confidence to authorities outside London that taking some additional growth would be supported by the Mayor in terms of assistance with new infrastructure provision
Policy SD1 A1c should promote greater focus on ensuring local people are engaged in planning and during development
Policy SD6 should be amended to engage local communities and stakeholders in the provision of social infrastructure
New Policy SD10 A3 should ensure boroughs seek to develop policy to support and resource the collaborative preparation and implementation of plans with local communities
Design
Update SHLAA character map and the London Plan Character and Context SPG (2014) to support boroughs to undertake more active approach to good design and capacity for a local area's growth, and for boroughs and communities to come to an agreed view on local development density
Policy D4 should contain a presumption that larger flats (suitable for families) should be located no higher than the fifth floor of all buildings
We [the Committee] recommend that the density matrix be restored and linked to Policy D6
The Mayor must adopt a tougher stance on tall residential buildings in revised Policy D8
Housing

³¹ London Assembly. (2018). [London Assembly Planning Committee London Plan Consultation Response](#)

New Policy H2 E1 to ensure increased housing provision in conservation areas is accommodated in way that also complements and enhances an area
The findings of the SHMA needs to be reassessed
The definition of what is affordable in the London Plan needs to be tightened
H12 D1 should give priority to evidence of local housing needs which should include evidence of over-crowding and under-occupying
Policy H12D to include a more detailed consideration of criteria to assess whether affordable housing meets identified local needs
Economy
The London Plan Policy E3 should include a policy to provide dedicated affordable 'live-work spaces' as a form of affordable workspace
There should be no presumption in favour of development of non-designated industrial land on small sites
Heritage and Culture
Inclusion of a more prescriptive definition of 'large-scale mixed-use development' in Policy HC5, part A5
Green Infrastructure and the Natural Environment
We [the Committee] fully support the Mayor's continued protection of the Green Belt
Policy G2 to include how the Green Belt is fulfilling valuable functions to London's strategic challenges and Mayoral strategic objectives
Policy G6 should 'require' boroughs to take into account Biodiversity Action Plans
Sustainable Infrastructure
Recommendation that the contribution of materials to embodied carbon should be included in zero-carbon calculation for a development
Transport
Policy T3 Active travel and bus services should also be given priority alongside major rail schemes and river crossings
Funding and Monitoring
Recognition of the difference in the nature of cultural infrastructure in different areas and neighbourhoods reflected in the KPI for cultural infrastructure
Reinstate the KPI for reducing health inequalities in the final London Plan, with indicators aligned to those developed for the Health Inequalities Strategy

Following this, the Mayor considered the written responses and feedback to the proposals in the consultation document, before presenting the consolidated version of the Draft London Plan in July 2019.

In the final stages of the adoption of the Plan, the London Assembly's Planning and Regeneration Committee held a formal question and answer session with senior GLA representatives on the London Plan. In response to the session, the Committee Chair wrote a letter to the Mayor on 16 April 2020³². In it, Committee Chair, Andrew Boff AM, set out the Committee's main priorities of concern:

- support for the Mayor's continued commitment to protect the Green Belt. The Committee supports the Mayor's commitment to robust **protection of the Green Belt**,

³² London Assembly. (2020). [London Assembly Planning Committee Letter to the Mayor on London Plan Question and Answer Session](#)

but wished for further enhancement of the Green Belt's 'multi-functional uses and benefits to support London's resilience to a changing climate'³³

- the protection and supply of **family sized housing**
- the **protection of small sites** from development, including private gardens and non-designated green spaces, such as local play spaces
- adequate **guidance for tall buildings** to ensure appropriateness to location and surroundings
- the **protection of light industrial spaces**, where possible and locally appropriate, to support London's economy and SMEs.

2.4 London Assembly Plenary on the Draft London Plan

On 6 February 2020, the London Assembly held a Plenary meeting to debate and decide whether to note the London Plan 2020. To 'note' the Plan effectively means whether the London Assembly votes to approve its adoption. Rejection of the Plan would require a two-thirds majority vote by the Assembly.

At the Plenary meeting, a motion was put forward to reject the Mayor's Draft London Plan 2020 on the basis of the following concerns:

- lack of sufficient support for the provision of new family-sized homes in London
- removal of the 'density matrix'
- removal of support for boroughs to introduce protections against loss of garden land
- blanket policy of 'no net loss' of brownfield land in Strategic Industrial Locations
- excessive, blanket restrictions on off-street parking spaces in new developments
- the Assembly also strongly opposes a review of London's Green Belt, as recommended by the Planning Inspectors at the Examination in Public'.³⁴

Ultimately, the motion was not supported with nine votes cast in favour and 13 against.

Upon being put to the vote, the Assembly noted the Draft New London Plan with 11 votes in favour and ten votes against with the Chair using their additional and casting vote. As noted in the Minutes of the meeting, 'Under the provisions of Section 42B of the GLA Act 1999 (as amended), the Assembly was deemed to have not rejected the Mayor's draft new London Plan 2020'.³⁵

3. Examination and Adoption of the Plan

3.1 Examination in Public

The Examination in Public (EiP) is a key component of the London Plan production and review process. The EiP is a formal, independent public inquiry process to assess the Draft London

³³ London Assembly. (2020). London Assembly Planning Committee Letter to the Mayor on London Plan Question and Answer Session, pg. 1

³⁴ London Assembly (2020). Agenda and minutes of London Assembly plenary on draft new London Plan

³⁵ London Assembly. (2020). Minutes of London Assembly Plenary, 6 February 2020

Plan's legal compliance and consistency with national planning policy. This assessment includes testing the soundness of the Plan as set out in the 'Examining plans' section of the National Planning Policy Framework (NPPF)³⁶, the detail of which may be subject to change under the new NPPF reforms expected to be published later this year. The EiP is a mandatory requirement of the production and review of the London Plan. The process is led by a panel of independent inspectors appointed by the Secretary of State. The role of the Panel is to determine the matters that affect the consideration of the London Plan, which in the case of the current Plan, included 94 identified matters, as well as to determine who participates in the EiP process.

During the EiP process, the Panel will consider written statements, as well as the content of discussions from sessions, as evidence in their assessment. At the end of the EiP process, the Panel produces a report in writing to the Mayor of their findings from the EiP in relation to the matters identified, as set out in the Town and Country Planning (London Spatial Development Strategy) Regulations 2000.³⁷ The report may include recommendations relating to the content of the Draft London Plan.

For the current London Plan, the Panel of Inspectors published their draft list of identified matters and participants in 2018, twelve weeks prior to the opening of the EiP. The Panel considered all representations about the draft list of matters and participants made within 28 days, and consulted the Mayor, before finalising and publishing the list of matters and participants in November 2018. The EiP process then ran from January to May 2019. The Official Panel Report was then submitted to the Mayor in October 2019.

3.1.1 Policy matters considered during the Examination in Public

Following the appointment of a Panel of three independent Inspectors, the Panel published the matters for consideration at the EiP process in November 2018.³⁸ These included a set of 94 identified matters across the overarching themes of:

- **Legal and Procedural Matters** (inc. Equality of Opportunity, Consultation and Engagement)
- **General Matters** (inc. Format, Scope and Content of the Plan)
- **Spatial Development Strategy** (inc. Opportunity Areas, Strategic and Local Regeneration, the Wider Southeast and Beyond)
- **Housing Requirement and Supply, Targets, Small Sites and Monitoring** (inc. Housing Requirement, Housing Strategy, Housing Supply and Targets, Small Sites and Small Housing Developments, Gypsy and Traveller Accommodation, Monitoring Housing Targets)
- **Meeting Housing Needs** (inc. Affordable Housing, Vacant Building Credit, Redevelopment of Housing and Estate Regeneration, Housing Size Mix)
- **Design** (inc. Inclusive Design, Housing Quality and Standards, Density, Tall Buildings)
- **Heritage and Culture** (inc. Conserving and Enhancing the Historic Environment, Strategic and Local Views, Culture and Creative Industries)
- **Social Infrastructure** (inc. Health and Social Care Facilities, Education and Child Care Facilities, Play and Informal Recreation, Sports and Recreation Facilities)

³⁶ MHCLG. (2024). NPPF December 2024

³⁷ The National Archives. (2000). The Town and Country Planning (London Spatial Development Strategy) Regulations 2000

³⁸ GLA. (2018). Matters for consideration at the Examination in Public, Annex 1

- **Central Activities Zone, Offices, Industry and Freight** (inc. Offices, Low Cost and Affordable Business Space)
- **Green Infrastructure and Natural Environment** (inc. Green Infrastructure and Urban Greening, Green Belt and Metropolitan Open Land, Biodiversity)
- **Sustainable Infrastructure** (inc. Waste and Circular Economy, Air Quality and Water Infrastructure, Digital Connectivity Infrastructure)
- **Transport** (inc. Transport Schemes and Development, Car Parking, Cycling, Waterways)
- **Town Centres and Retailing** (inc. Town Centre Network, Retailing, Hot Food Takeaways)
- **Viability, Delivering the Plan and Monitoring** (inc. Viability and Delivering the Plan, Monitoring)³⁹

This list is a summary of the key matters for consideration and not an exhaustive list of all areas investigated by the Inspectors.

According to reports prepared for the Assembly at the time, the London Assembly Planning Committee was invited to participate in the examination of several matters of interest to the Committee and submit statements between December 2018 and March 2019. Representatives of the Planning, Housing and Environment Committees subsequently appeared and participated in more than 40 separate sessions during the course of the EiP. Several further suggested changes to the Draft London Plan were put forward by Planning Committee representatives during the EiP process.

All EiP sessions were held at City Hall and were open to the public to observe. The format of the sessions took the form of structured discussions led by one or more of the Inspectors in relation to the defined matters. The Panel of Inspectors considered all recommendations presented by the London Assembly and other stakeholders during the process, along with any submitted evidence. The Panel then presented its report to the Mayor in October 2019.⁴⁰ A summary of the inspectors' recommendations is provided below:

- a reduction in the ten-year small site housing targets for boroughs to give a total of 119,250 dwellings (rather than 245,730)
- a reduction in the overall housing targets for boroughs to give a total of 522,850 dwellings (rather than 649,350)
- a commitment for the Mayor to lead a London-wide needs assessment of Gypsy and Traveller accommodation as part of the next review of the London Plan
- a commitment by the Mayor to lead a strategic and comprehensive review of the Green Belt in London as part of the next review of the Plan
- modify policies G2 and G3 relating to Green Belt and Metropolitan Open Land so that they are consistent with national policy
- for the Mayor to give further consideration to a more positive strategic framework for the provision of industrial capacity
- modify policy DF1 to make it clear that the requirements relating to site specific viability assessments only apply where relevant policies in local plans are up to date

³⁹ GLA. (2018). Full list is available at: [Matters for consideration at the Examination in Public, Annex 1](#), pgs. 1-29

⁴⁰ The Planning Inspectorate. (2019). [Report to the Mayor of London: Report of the Examination in Public of the London Plan 2019](#)

- modify various other parts of the Plan to ensure that it is effective, justified and consistent with national policy.⁴¹

Please note this list is not exhaustive and further detail can be found in the Planning Inspectorate's Report (October 2019).⁴²

The Mayor considered the recommendations from the Inspectorate's Report and wrote to the Secretary of State on 9 December 2019 with his Notice of Intention to Publish.⁴³ Along with the letter, he included a schedule setting out the Inspectors' recommendations and the Mayor's responses to them.⁴⁴ The Mayor accepted 28 of these recommendations in full and a further 12 in part or with amendments. A total of 15 recommendations from the Inspectors were not accepted by the Mayor with his rationale provided in the schedule.

A summary of the recommendations⁴⁵ not accepted by the Mayor include:

Policy	Mayor's Response
H16	The Mayor's view that the national policy definition of Gypsies and Travellers excluded people who ceased to travel temporarily or permanently, but still live in a caravan
D2	The Mayor wished to retain the reference to the use of architect retention clauses
E2	The Mayor felt providing business space at an appropriate range of rents through local development plan policies was justified in London to support SMEs
E4	The Mayor felt no further changes were required to the Plan in providing a framework for the provision of industrial capacity
G2	The Mayor did not accept the Panel's recommendation that a strategic review of the Green Belt be part of the next review of the London Plan. Instead, he proposed that any review be included as part of a comprehensive strategic appraisal of London's spatial development options focusing on the most sustainable outcomes in a future Plan. He also argued that any strong emphasis on the Green Belt is justified to prevent urban sprawl
G3	The Mayor stated, given the importance of Metropolitan Open Land to Londoners, it should have the highest levels of protection, in line with Green Belt land
T3	The Mayor decided to retain the current text to ensure development proposals do not impede strategic transport schemes essential to future growth
T8	The Mayor confirmed he wished to retain this policy to enable an effective basis for assessing aviation-related development in London

⁴¹ The Planning Inspectorate. (2019). Report to the Mayor of London: Report of the Examination in Public of the London Plan 2019, pgs. 1-137

⁴² The Planning Inspectorate. (2019). Report to the Mayor of London: Report of the Examination in Public of the London Plan 2019, pgs. 1-137

⁴³ Mayor of London. (2019). Letter from the Mayor of London to the Secretary of State, 'London Plan – Spatial development strategy. Notice of Intention to Publish

⁴⁴ Mayor of London. (2019). Mayor of London, Response to Inspectors' recommendations

⁴⁵ Mayor of London. (2019). Mayor of London, Response to Inspectors' recommendations

3.2 Correspondence between Mayor of London and Secretary of State (MHCLG)

Following the Report from the Planning Inspectorate, there was a series of formal correspondence between the Mayor of London, Sadiq Khan, and Secretary of State, The Rt Hon Robert Jenrick MP, during the period between December 2019 and January 2021. This correspondence was predominantly focused on specific policy areas of the London Plan challenged by the Secretary of State (SoS), for two main reasons: consistency with national planning policy and not doing enough to create a framework to increase development and housing delivery. The key policy areas challenged by the Secretary of State were:

- Housing delivery
- Affordable housing
- Bringing more land into the planning system
- Green Belt development
- Net-zero carbon in new developments

In March 2020, the Secretary of State wrote to the Mayor, stating:

'Due to the number of the inconsistencies with national policy and missed opportunities to increase housing delivery, I am exercising my powers under section 337 of the Greater London Authority Act 1999 to direct that you cannot publish the London Plan until you have incorporated the Directions I have set out'.⁴⁶

In Appendix A of the letter, the Secretary of State set out 11 Directions that the Mayor was directed to incorporate into the London Plan. Alternatively, the Mayor could present alternative policy changes for consideration by the Secretary of State to address his concerns.⁴⁷ A summary of these directions and related policy areas is provided below:

Direction/ Policy	Secretary of State's Directions
DR1/H10	Increased provision of family sized housing, more 2+ bedroom homes
DR2/D3	Optimisation of site capacity
DR3/H2	Inconsistency with national policy on affordable housing and tariff style contributions should not be sought on developments of 10 units or less
DR4/ E4/5/7, SD1	Enable London Boroughs to identify supply of industrial land to meet demand, or to replace other land that can be released for housing development
DR5/D2	Amend Green Belt protection policy to add exceptional circumstances and national planning policy tests to enable development in certain instances
DR6/G3	Amend Metropolitan Open Land protection policy as above
DR7/H14	Inconsistency with national policy set out in the Planning Policy for Traveller Sites (PPTS) (August 2015)

⁴⁶ Secretary of State for MHCLG. (2020). Letter from Secretary of State to the Mayor of London, p. 2

⁴⁷ Secretary of State for MHCLG. (2020). Appendix A to the Letter from the Secretary of State to the Mayor of London

DR8/Intro	Amend wording so as not to limit Boroughs who may be able to exceed housing targets
DR9/Table 10.3	Replace maximum parking standards table to be consistency with national planning policy
DR10/T6	Modify maximum parking standards to new retail development
DR11/H1	Amend text so as not to undermine national Housing Delivery Test approach, a key Government policy to help drive the delivery of new homes ⁴⁸

In December 2020, the Secretary of State wrote a second letter to the Mayor, describing the constructive work that had been done between their two teams in the intervening time, as well as setting two further Directions that built on the previous ones issued. A summary of these Directions is set out below:

Direction/ Policy	Secretary of State's Directions
DR4	In response to the profound impact of Covid-19 on London, and other towns and cities to provide boroughs in the difficult position of facing the release of Green Belt or Metropolitan Open Land with a greater freedom to consider the use of Industrial Land in order to meet housing needs ⁴⁹
D9	To strengthen the policy in relation to tall buildings to ensure such developments are only brought forward in appropriate and clearly defined areas, as determined by the boroughs whilst still enabling gentle density across London ⁵⁰

3.3 Adoption of the Plan

On 21 December 2020, the Mayor formally approved the new London Plan, known as the 'Publication London Plan' to address the issues raised by the Secretary of State in his correspondence.⁵¹ On 29 January 2021, the Secretary of State wrote to the Mayor to confirm that he had no further matters to raise and that the Mayor was now in a position to publish the London Plan.⁵² The current London Plan was formally adopted on 2 March 2021.

⁴⁸ Secretary of State for MHCLG. (2020). [Appendix A to the Letter from the Secretary of State to the Mayor of London](#)

⁴⁹ Secretary of State for MHCLG. (2020). [Letter from the Secretary of State to the Mayor of London](#)

⁵⁰ Secretary of State for MHCLG. (2020). [Letter from the Secretary of State to the Mayor of London](#)

⁵¹ GLA. (2025). [Publication London Plan](#)

⁵² Secretary of State for MHCLG. (2021). [Letter from Secretary of State to the Mayor of London](#)

4. Stakeholder responses to the current London Plan

4.1 Policy themes identified by stakeholders

During the GLA's consultation on the Draft London Plan, several stakeholders submitted written responses providing feedback on policy themes of particular relevance or concern to them and their members. Stakeholders providing feedback included Just Space⁵³, The Highbury Group on Housing Delivery (also referred to as 'The Highbury Group')⁵⁴, Protect Our Places/Latin Elephant⁵⁵, Inclusion London⁵⁶, London Tenants Federation⁵⁷, the London Green Belt Council⁵⁸ and CPRE London⁵⁹. Please note that this is not an exhaustive list of the stakeholders who provided responses during the consultation, it provides a sample of the range of interests and concerns.

Several policy themes from the London Plan were raised by stakeholders during the consultation process as areas of concern. Some of these policy areas were similar to those raised by Assembly Committees in response to the London Plan consultation. However, there were also some additional considerations raised. Analysis of stakeholder responses highlighted five key themes, which are set out below.

Several of these stakeholders, including Just Space, The Highbury Group and Inclusion London, have subsequently provided written responses as part of the consultation on developing the new London Plan, including the Mayor's High Level Document, *Towards a new London Plan* and Integrated Impact Assessment Scoping Report in 2025. In their responses, some stakeholders have highlighted areas of learning from the previous process that could help to improve the development of the new London Plan. Some stakeholders also identified several policy areas that they continue to see as a priority for Londoners.

4.1.1 Housing targets and delivery

- During the consultation on the Draft London Plan, several stakeholders questioned the deliverability of the Mayor's proposed housing targets, as well as the basis of their assessment. This target was ultimately reduced in the Plan, following the Examination in Public.
- In their consultation response, the Highbury Group challenged the assessment of housing need that informed the housing targets in the previous Draft London Plan. They highlighted what they perceived to be an 'underestimation' of 66,000 homes per year from the Strategic Housing Market Assessment (SHMA), particularly in relation to the 'unmet need of low-cost rental housing'.⁶⁰
- The Highbury Group also raised concerns that the Strategic Housing Land Availability Assessment (SHLAA), which identifies the development land available for new housing, did not align with the housing requirements identified in the SHMA.

⁵³ Just Space. (2026). [About Just Space](#)

⁵⁴ The Highbury Group. (2025). [Welcome to the Highbury Group](#)

⁵⁵ Latin Elephant. (2026). [About Latin Elephant](#)

⁵⁶ Inclusion London. (2026). [Inclusion London About Us](#)

⁵⁷ London Tenants Federation. (2026). [London Tenants Federation About Us](#)

⁵⁸ The London Green Belt Council. (2022). [London Green Belt Council About Us](#)

⁵⁹ CPRE London. (2026). [CPRE London Home](#)

⁶⁰ The Highbury Group. (2017). [The Highbury Group response to the Draft London Plan](#), pg. 1

Specifically, their ‘primary concern’ was that the assumed densities would not deliver sufficient family sized homes’.⁶¹

- The London Green Belt Council were ‘unconvinced’ that the previous target of 65,000 new homes a year was achievable, citing the ‘increasing gap between the number of planning permissions already granted and actual building starts’, and asking whether a ‘more realistic figure be put forward?’.⁶²
- While the London Tenants Federation expressed their support of the Mayor’s ‘assessment of the seriousness of the housing crisis in London’⁶³, they argued that the Draft London Plan ‘sets woefully insufficient targets for desperately needed social-rented homes’⁶⁴. They argued that the Draft Plan favoured opportunities for developers at the expense of much needed housing for low-income Londoners, calling for the Mayor to set higher targets for social rented homes.⁶⁵
- The London Tenants Federation challenged the Mayor’s assessment for the need for family-sized social housing during the EiP process, noting that this was done in conjunction with the London Assembly Planning Committee and academics from the London School of Economics.⁶⁶
- In response to London’s ambitious new housing target to build 880,000 over the next ten years and reflecting on the issues raised during the last London Plan process, several stakeholders have continued to challenge the issue of deliverability and assessment of need. These views have been shared by stakeholders in their consultation responses to the Mayor on the *Towards a new London Plan* document, including the London Forum of Amenity and Civic Societies⁶⁷, Just Space⁶⁸ and The Highbury Group on Housing Delivery.⁶⁹
- Stakeholders in the built environment sector, such as the Home Builders Federation (HBF)⁷⁰, Lichfields Ltd⁷¹, have written extensively on the subject as the Mayor approaches the new London Plan, setting out the wider challenges and implications of London’s housing crisis, and making policy recommendations towards the new Plan. In their report, *Mind the Gap: Examining London’s housing shortfall*, the HBF makes specific recommendations to help the sector address the housing delivery challenges the city faces. This includes calling for the new Plan to be a ‘shorter and more focused document’, with better streamlining of existing policies and with more flexibility, such as in approaching tenure mix.⁷²

4.1.2 Density matrix

- In their responses to the consultation on the Draft London Plan, several stakeholders expressed concern about the proposed removal of the density matrix from the 2021

⁶¹ The Highbury Group. (2017). *The Highbury Group response to the Draft London Plan*, pg. 1

⁶² London Green Belt Council (2018) *London Green Belt Council response to the new London Plan*

⁶³ London Tenants Federation. (2025). *LTF consultation response on Towards a new London Plan*

⁶⁴ Trust for London. (2019). *London Tenants’ Federation: our involvement in the draft London Plan*

⁶⁵ Trust for London. (2019). *London Tenants’ Federation: our involvement in the draft London Plan*

⁶⁶ Trust for London. (2019). *London Tenants’ Federation: our involvement in the draft London Plan*

⁶⁷ The London Forum of Amenity and Civic Societies. (2025). *Response to Towards a new London Plan*

⁶⁸ Just Space. (2025). *Response to Towards a new London Plan*

⁶⁹ The Highbury Group. (2025). *London Plan consultation response*

⁷⁰ Home Builders Federation. (2025). *Mind the Gap: Examining London’s housing shortfall*

⁷¹ Lichfields Ltd. (2025). *Towards a new London Plan – doubling down on housing?*

⁷² Home Builders Federation. (2025). *Mind the Gap: Examining London’s housing shortfall*, pgs. 15 and 16

London Plan, shifting the decision-making responsibility on development densities to local authorities.

- Some stakeholders asked for the Mayor to re-instate the density matrix for the new London Plan to bring back a more strategic, London-wide approach to considerations of an appropriate density mix across the city as a whole.
- In their response to the Draft London Plan consultation, the Just Space network called on the Mayor to 'bring back the Density Matrix'. They argued that doing so would 'ensure that land gets developed to the most appropriate density standards, meeting the needs for housing in London and protecting the local area'.⁷³ Just Space acknowledged that the previous matrix was not perfect, and that if it were to be brought back, it should include a 'more complex set of requirements beyond transport'.⁷⁴
- The Highbury Group expressed that 'While there is a case for amendments to be made to the density policy, we do not support the removal from the Plan of the density matrix'.⁷⁵
- The Highbury Group argued that the density matrix had been 'an important tool in ensuring development density was optimised without compromising sustainable residential quality objectives', as well as providing 'a starting point for negotiations between developers and borough planning officers'.⁷⁶

4.1.3 Green Belt protections

- The current London Plan maintains protections for the Green Belt, only allowing for development in exceptional circumstances. This position was widely supported by interested stakeholders, including CPRE London⁷⁷ and the London Green Belt Council.⁷⁸
- Despite these protections, some stakeholders called on the Mayor to go further to mitigate the potential impacts of increased housing delivery on the Green Belt.
- However, during the subsequent stages of the EiP and Directions issued by the Secretary of State, it was agreed that there would be a review of London's Green Belt before the publication of the next London Plan in response to the increasing demand for housing delivery in the capital.
- The London Green Belt Council were supportive of the Mayor's position in the Draft London Plan, noting the 'particularly strong commitment to protection of the Green Belt'.⁷⁹
- CPRE London were also supportive of the Mayor's position of the 'strict Green Belt controls' in the Draft London Plan, which they cited as being aligned with robust national Green Belt policy in the NPPF. However, they argued that the Mayor should do more to resist the 'de-designation' of Green Belt land, particularly in the outer London boroughs, where there was 'growing pressure' for housing requirements to be treated as exceptional circumstances to justify Green belt release.⁸⁰
- CPRE London argued that 'Green Belt was not the answer to the housing crisis' in their response to the Mayor on the *Towards a new London Plan* consultation. They have

⁷³ Just Space. (2018). [Land and Housing: A response to the Draft London Plan](#), pg. 2

⁷⁴ Just Space. (2018). [Land and Housing: A response to the Draft London Plan](#), pg. 2

⁷⁵ The Highbury Group. (2017). [The Highbury Group consultation response on the Draft London Plan](#), pg. 2

⁷⁶ The Highbury Group. (2017). [The Highbury Group consultation response on the Draft London Plan](#), pg. 2

⁷⁷ CPRE London. (2019). [Examination in Public of the draft London Plan: Written submission by CPRE London](#)

⁷⁸ The London Green Belt Council. (2018). [London Green Belt Council response on the new London Plan](#)

⁷⁹ The London Green Belt Council. (2018). [London Green Belt Council response on the new London Plan](#)

⁸⁰ CPRE London. (2019). [Examination in Public of the draft London Plan: Written submission by CPRE London](#)

been campaigning for the Mayor to consider alternative plans to address the affordable housing crisis, while prioritising the importance of the Green Belt for London in what they describe as ‘a climate and nature crisis’.⁸¹

4.1.4 Listening/responding to diverse voices of Londoners

- In their consultation responses to the Draft London Plan, as well as in written submissions during the Examination in Public, several stakeholders expressed their concern that the 2021 process had not heard from and/or taken on board sufficient consideration from diverse perspectives of Londoners.^{82 83 84}
- Stakeholders, including Just Space⁸⁵, Latin Elephant⁸⁶ and Inclusion London⁸⁷, provided feedback that they felt that more could and should have been done at earlier stages in the process to engage with a wider range of Londoners’ viewpoints to inform the Plan.
- Just Space expressed concern that the Draft London Plan made a ‘significant omission in not recognising and supporting the role of London’s diverse communities in planning’, instead prioritising the role of planning professionals and decision makers in shaping London’s growth and development.⁸⁸
- Just Space also expressed concern that policy GG1, Building strong and inclusive communities, was missing a key theme of ensuring the inclusive participation of diverse communities in planning and development.⁸⁹
- Just Space requested clearer guidance on community engagement in the Plan and Supplementary Planning Guidance so that communities have greater influence on planning and decision making.⁹⁰
- Latin Elephant argued for the importance of prioritising the needs of existing or ‘Already-There’ communities, rather than potential new or future ones, with a call for all future planning to be undertaken alongside and following the lead of existing communities.⁹¹
- Latin Elephant also called for ‘more robust mechanisms’ to ensure the inclusion of diverse groups in the planning process, noting the importance of listening to ‘long-invisibilised and ignored communities’ and respecting lived experience.⁹²
- Inclusion London argued that there was a limited understanding of inclusive design principles and guidance, leading to the design of places that were often discriminatory by design.⁹³
- Inclusion London argued that ‘Social, cultural and economic inequalities are still being literally built into places because there is not meaningful engagement and co-

⁸¹ CPRE London. (2025). [A Letter to London - CPRE London](#)

⁸² Just Space. (2018). [Just Space Comments on the Draft London Plan](#)

⁸³ Latin Elephant. [Latin Elephant's Submission of Evidence to the GLA Planning for London Programme](#)

⁸⁴ Inclusion London. (2023). [Inclusion London Briefing on Planning and Accessibility](#)

⁸⁵ Just Space. (2018). [Just Space Comments on the Draft London Plan](#)

⁸⁶ Latin Elephant. [Latin Elephant's Submission of Evidence to the GLA Planning for London Programme](#)

⁸⁷ Inclusion London. (2023). [Inclusion London Briefing on Planning and Accessibility](#)

⁸⁸ Just Space. (2018). [Just Space Comments on the Draft London Plan](#), pg. 5

⁸⁹ Just Space. (2018). [Just Space Comments on the Draft London Plan](#), pg. 6

⁹⁰ Just Space. (2018). [Just Space Comments on the Draft London Plan](#), pgs. 124-125

⁹¹ Latin Elephant. [Latin Elephant's Submission of Evidence to the GLA Planning for London Programme](#), pg. 5

⁹² Latin Elephant. [Latin Elephant's Submission of Evidence to the GLA Planning for London Programme](#), pg. 5

⁹³ Inclusion London. (2023). [Inclusion London Briefing on Planning and Accessibility](#), pg. 2

production with Deaf and Disabled people and DDPOs (Deaf and Disabled People's Organisations) at the design stage.⁹⁴

4.1.5 Equalities Impact Assessment

- Some stakeholders who had been involved in the EiP, such as members of the Just Space network⁹⁵, expressed frustration at what they perceived to be issues in the handling of the Equalities Impact Assessment (EqIA) process of the London Plan.
- Members of the Just Space network expressed the view that they were pleased that ultimately, after several requests for an EqIA to be undertaken, one was conducted. However, it was felt that this was done at a very late stage in the process, which caused delays and limited its value in the process compared to if it had been done at the start when it could have helped to inform the engagement strategy.⁹⁶
- Just Space challenged the Integrated Impact Assessment, which included the Equalities Impact Assessment as 'not fit for purpose and that substantial further work should be undertaken on it before the EiP and puts at risk the plan-making process'. They also argued that 'It fails adequately to evaluate the key alternatives available to London and the London Plan Process'.⁹⁷
- According to Just Space, 'The timing of the IIA prevented it from genuinely informing the gradual evolution of the Plan'. They went on to state, 'It is not credible that the findings of early rounds of IIA analysis could have fed into formative stages of the London Plan. It could be held to be an exercise in box-ticking'.⁹⁸
- The Draft New London Plan Integrated Impact Assessment Scoping Report⁹⁹ was published for consultation in December 2025, with the consultation originally planned to end after 6 weeks in January 2026. Just Space wrote to the Mayor to challenge the timing of launching consultation over the Christmas holidays and requesting an extension to the consultation period.¹⁰⁰ GLA officers were not aware of the issue with the original notification but decided to extend the consultation by a further two weeks, to 13 February 2026, to mitigate any potential issue.¹⁰¹

5. Towards a new London Plan 2028

5.1 The process so far

The process is now underway to produce the next London Plan. It is anticipated that the new Plan will come into force from 2028, following a period of drafting, consultation and engagement with the public, London Assembly and stakeholders. The consultation document, *Towards a new London Plan*¹⁰², was published by the Mayor in May 2025 and a period of public consultation was conducted in the summer and autumn of 2025, which is now closed.

⁹⁴ Inclusion London. (2023). *Inclusion London Briefing on Planning and Accessibility*, pg. 2

⁹⁵ Just Space. (2018). *Just Space response to IIA for the draft new London Plan*

⁹⁶ Just Space. (2018). *Just Space response to IIA for the draft new London Plan*

⁹⁷ Just Space. (2018). *Just Space response to IIA for the draft new London Plan*, pg. 1

⁹⁸ Just Space. (2018). *Just Space response to IIA for the draft new London Plan*, pg. 3

⁹⁹ GLA. (2025). *Draft Integrated Impact Assessment Scoping Report for consultation*

¹⁰⁰ Just Space. (2026). *Our protest to the Mayor*

¹⁰¹ GLA. (2026). *Consultation on Draft Integrated Impact Assessment Scoping Report*

¹⁰² Mayor of London, (2025). *Towards a New London Plan*

During this time, Committees of the London Assembly provided written responses to the consultation on the High Level Document, including from the Planning and Regeneration, Environment and Housing Committees, between June and July 2025.

Activity	Dates
High Level Document published for consultation, <i>Towards a new London Plan</i> ¹⁰³	May 2025
Public consultation period (6 weeks full document, then 6 weeks easy read format)	May to June, September to November 2025
Committee responses to High Level Document: - Planning and Regeneration Committee response¹⁰⁴ - Environment Committee response¹⁰⁵ - Housing Committee response¹⁰⁶	June to July 2025
Relevant Committee investigations (energy infrastructure, heat networks, mid-rise development, declining numbers of children, better design, new towns)	June 2025 to April 2026
Integrated Impact Assessment Scoping Report ¹⁰⁷ published for consultation (8 weeks)	December 2025
National Planning Policy Framework proposed reforms published for consultation (12 weeks)	December 2025

London Assembly Committees undertook a range of investigations throughout the 2025-2026 Assembly year, several of which have relevance to the London Plan and will help to inform the Assembly's recommendations for the new Plan.

Investigations of relevance so far include, by Committee:

Planning and Regeneration ¹⁰⁸ :	Environment ¹⁰⁹ :
- Energy infrastructure - Mid-rise development and the London Plan - Better design for London - New towns in London	- Heat network zones - Environment impacts of a Heathrow Airport expansion
Housing ¹¹⁰ :	Economy, Culture and Skills ¹¹¹ :
Affordable housing targets	Declining numbers of children in London

¹⁰³ Mayor of London, (2025). [Towards a New London Plan](#)

¹⁰⁴ London Assembly. (2025). [Letter from London Assembly Planning and Regeneration Committee Chair to the Mayor of London](#)

¹⁰⁵ London Assembly. (2025). [Letter from London Assembly Environment Committee Chair to the Mayor of London](#)

¹⁰⁶ London Assembly. (2025). [Letter from London Assembly Housing Committee Chair to the Mayor of London](#)

¹⁰⁷ GLA. (2025). [Draft Integrated Impact Assessment Scoping Report for consultation](#)

¹⁰⁸ London Assembly. (2025). [London Assembly Planning and Regeneration Committee](#)

¹⁰⁹ London Assembly. (2025). [London Assembly Environment Committee](#)

¹¹⁰ London Assembly. (2025). [London Assembly Housing Committee](#)

¹¹¹ London Assembly. (2025). [London Assembly Economy, Culture and Skills Committee](#)

5.2 Committee responses to *Towards a new London Plan*

Three Committees of the London Assembly submitted responses during the consultation period on the *Towards a new London Plan* High Level Document: Planning and Regeneration, Environment and Housing. While there were some areas of policy overlap highlighted in their submissions, many of the issues identified were specific to the policy interests of each committee. A summary of the responses is provided below.

5.2.1 Planning and Regeneration Committee

On 20 June 2025, Assembly Member James Small-Edwards, Chair of the Planning and Regeneration Committee, wrote to the Mayor to outline the Committee's response to the consultation document. The letter points to previous work undertaken by the Committee with relevant recommendations to inform the development of the new London Plan. It also sets out five key priority areas for the Committee, along with recommendations¹¹², in relation to the proposals in the consultation document. These are¹¹³:

Policy area	Recommendation
Brownfield first	The GLA should set out how 'brownfield first' would work in practice
Green Belt release	The GLA should set out its assessment criteria for the Green Belt review and provide timescales for its completion
Metropolitan Open Land (MOL)	The GLA should set out how Metropolitan Open Land (MOL) will be protected, if it is decoupled from the protections of Green Belt
The planning process	The next London Plan should support the creation of localised action plans and bespoke opportunity area planning frameworks. The GLA should facilitate cross-boundary discussions to improve the planning process
Affordable workspace	The GLA should evaluate its policy for affordable workspace in the current London Plan and identify how a new policy could incubate and protect longstanding businesses that deliver high social value

The Planning and Regeneration Committee also took the opportunity to make additional points in relation to the policy areas of: Build to Rent skills, infrastructure-first development, playing fields, community-led housing, design standards and post-occupancy evaluation (POE). This included recommendations that the GLA:

- Undertakes and analysis of the Build to Rent sector in London
- Provides regular reports across the lifetime of the next London Plan on London's construction skills base, identifying progress and gaps across the sector
- Adopts an infrastructure-first approach to development.¹¹⁴

¹¹² London Assembly. (2025). [Letter from London Assembly Planning and Regeneration Committee Chair to the Mayor of London](#)

¹¹³ London Assembly. (2025). [Letter from London Assembly Planning and Regeneration Committee Chair to the Mayor of London](#)

¹¹⁴ London Assembly. (2025). [Letter from the London Assembly Planning and Regeneration Committee Chair to the Mayor of London](#)

5.2.2 Environment Committee

Also on 20 June 2025, the Environment Committee, Chaired by Assembly Member Léonie Cooper, wrote to the Mayor outlining the Committee's response to the consultation document, *Towards a new London Plan*.¹¹⁵ The Committee focused on six policy areas and provided seven recommendations. These are:

Policy area	Recommendation
Green Belt release	The Mayor should clarify the source of analysis that measures the proportion of land that is currently accessible in the Green Belt and ensure that any figures used are fully referenced
	The Mayor should provide detailed guidance and tools so that robust assessments can be made to ensure that the principles of brownfield-first development and proximity to sustainable transport can be implemented
Metropolitan Open Land and golf courses	The Mayor should ensure that the full range of green infrastructure benefits of golf courses and other green spaces - such as water management and urban cooling - are considered in any spatial planning decisions, and such sites are given protection. If open spaces have Site of Importance for Nature Conservation (SINC) or Site of Special Scientific Interest (SSSI) status, this must be fully respected
Local Nature Recovery Strategy and ecological data	As part of the implementation of the London Local Nature Recovery Strategy, the Mayor should make funding available to support ecological surveys and site designations to protect new areas of environmental value and designation of Sites of Importance for Nature Conservation (SINCs) and Sites of Special Scientific Interest (SSSIs)
Biodiversity Net Gain and Urban Greening Factor	The Mayor should set requirements in the London Plan to ensure any offsite gains from Biodiversity Net Gain lead to improvements within London, and ideally in areas with strong connections to the original site
	The Mayor should continue to lobby the Government around proposed changes to Biodiversity Net Gain for small sites and the Environmental Delivery Plans to ensure these do not lead to a reduction in environmental protection and overall biodiversity within London
Private gardens and residential green space	The London Plan should have a focus on extending green infrastructure across a range of scales, including small sites, gardens and linear connections, such as green corridors alongside roads and railways
Green corridors and cross-borough collaboration	

¹¹⁵ London Assembly. (2025). [Letter from London Assembly Environment Committee Chair to the Mayor of London](#)

5.2.3 Housing Committee

The Housing Committee, Chaired by Assembly Member Zoë Garbett, submitted a response to the consultation document on 4 July 2025, outlining the Committee's priorities and providing a series of recommendations. The Housing Committee took a different approach to the other two committees that responded to the consultation document, providing a longer list of priority areas, commentary and recommendations, based on previous investigations undertaken by the Committee. These are listed below¹¹⁶:

Policy area	Comment/Recommendation
Planning for affordable housing	The Housing Committee is in full agreement that the London Plan must bring about a step change in unlocking and enabling affordable housing delivery
Temporary accommodation	The Mayor should continue to invest in the building and acquisition of new social homes, making use of government funding where available, to ensure that those unable to access secure housing in the private rented sector have a safe and sustainable route out of Temporary Accommodation
Key Worker Living Rent Homes	The Committee again recommends that a full analysis of the London Living Rent (LLR) programme is undertaken and published. The GLA and Committee should learn the lessons of the LLR programme, in order to best develop and implement Key Worker Living Rent
Young Londoners' access to home ownership	The Mayor should commission an evaluation in 2024-25 of why housing providers are not providing more homes at the London Living Rent (LLR) tenure; and apply any learning to his plans for LLR tenures under the 2021-26 Affordable Housing Programme. The Mayor should also publish targets and delivery profiles for tenures under the 2021-26 Affordable Housing Programme
Cooperative housing & Community Land Trusts (CLTs)	The Mayor should direct the further release of GLA Group land for housing cooperatives and community land trusts through the Mayor's Small Sites Small Builders programme. Continued effort in this area should identify new sites every year for the remainder of the Mayor's current term of office, with realistic targets for site and unit numbers to be defined by the GLA's Housing and Land directorate.
	The Mayor should direct GLA Group organisations to bring forward more opportunities for housing cooperatives and community land trusts to gain homes as part of wider developments on land they own. Continued effort in this area should identify new opportunities every year for the remainder of the Mayor's current term of office. All proposed developments should be subject to an assessment about whether they present a viable opportunity for allocations to housing cooperatives and community land trusts
Gypsy, Roma and Traveller accommodation	Establish a model or methodology that accurately reflects cultural preferences around bricks and mortar vs living on a pitch, agreed with community experts
	Any Gypsy and Traveller Needs Assessment should better reflect overcrowding and how to address this, through an accurate count.

¹¹⁶ London Assembly. (2025). [Letter from the London Assembly Housing Committee Chair to the Mayor of London](#)

	This should engage community experts, going some way to address inaccuracies generated by use of census data
Specialist and supported housing	Councils and housing associations in London should ringfence a proportion of their supported housing units for women released from prison. The Mayor should also engage with Government to secure revenue funding to expand the amount of supported housing for women leaving prison
Rough sleeping	The Committee recommends that the Mayor should create a pan-London database of supported housing stock, provision and need, which can be broken down by client group
	The Committee recommends that wherever possible, rough sleeping support in London is flexible and not restricted to local authority boundaries
	The GLA's next Strategic Housing Market Assessment (SHMA) should estimate current and future housing need for all supported accommodation across London
	The next London Plan should set targets for all forms of supported housing, as it does for older people's supported housing
	The GLA should outline which groups it is referring to when it mentions in the London Plan that need may be best assessed and met on a multi-borough or pan-London basis. The GLA should consult with boroughs to identify demand for pan-London delivery, and begin work to establish this where there is demand
	The GLA should create a pan-London database of supported housing stock, provision and need, which can be broken down by client group. This should then inform the GLA's supported housing delivery, by helping to identify where there are gaps in provision. The Committee recommends visualising this data in a map to improve accessibility
Women and housing	Where possible, the Mayor should work with local authorities, charities and housing associations to increase the provision of women-only accommodation that is of high quality, particularly for women who have experienced domestic abuse, homelessness, are leaving prison, or who otherwise need specialist support. Other groups, such as LGBTQ+ people, young people and those leaving care, or those with low-level support needs, should also have their needs taken into account
	The Mayor should work with local authorities to develop new standards to ensure consistency of service provision across London, and ensure that housing officers understand women's legal entitlements to housing, particularly relating to domestic abuse
	The Mayor should work with local authorities to consider ringfencing a portion of accommodation for women with specific needs (including some women who may not otherwise meet priority needs' categories), including social, supported and temporary accommodation

	The GLA planning team should prioritise safety as part of its London Plan Supplementary Planning Guidance on design. It should consult with Londoners, particularly women in London, on what design features would enable women to feel safer in their homes
Leaseholders	The Mayor should include 'designing down service charges' in the new London Plan. Developers should be required to submit to their local authorities steps they have taken to ensure maximum lifespan of building components and maximise whole-life value for money for leaseholders
	By the end of 2025, the GLA should amend the Service Charges Charter to state that investment partners should track affordability of shared ownership at specific intervals, such as years one, five, and 10. The GLA should work with housing providers to ensure that they have transparent, accessible policies for supporting shared owners whose housing costs have increased over 40 per cent of net household income. The GLA should collect data on affordability of shared ownership over time and use this to inform the next iteration of the product in the coming Affordable Homes Programme (AHP)

The Committee also wrote to the Mayor in August 2025 to share findings from a subsequent session on accessible housing¹¹⁷. This set out eight recommendations, including:

- the next Strategic Housing Market Assessment place greater focus on accessibility
- through the next London Plan, the GLA should facilitate a larger proportion of homes being delivered to the wheelchair accessible standard
- the GLA should take a co-production approach to develop housing policy and programmes

The GLA states that responses to the *Towards a new London Plan* consultation will be reviewed before the Draft London Plan is published in summer 2026.¹¹⁸

¹¹⁷ London Assembly. (2025). Letter from the London Assembly Housing Committee Chair to the Mayor of London

¹¹⁸ GLA. (2026). Towards a new London Plan consultation

6. Approaching the next London Plan

With the process underway towards producing the new London Plan, this section sets the next steps in engaging with, scrutinising and formally adopting the new Plan.

6.1 Indicative Timetable for new London Plan

The table on page 31 sets out the main Assembly activity in relation to the development, scrutiny and adoption of the London Plan, alongside relevant dates and timescales. The first column sets out the main Assembly activity. The second column provides the timetable of how the current London Plan 2021 was established. The third and final column, highlighted in yellow, indicates the key dates for consultation and adoption of the new London Plan as published by the GLA, where this information has been provided. This timetable sets out an intention to adopt the new Plan in early 2028.¹¹⁹

It is worth noting that during the 2021 process, the context was very different to the current regional and national political landscape. The 2021 process included an extended period during which the Secretary of State for the Ministry of Housing, Communities and Local Government (MHCLG) contested the Draft London Plan and directed the Mayor to make changes, which led to delays to its ultimate adoption and publication. This period is highlighted in grey in the table on page 31. While the GLA cannot guarantee that this additional stage will not be repeated in the new process, the current published timetable for adoption of the new London Plan does not include this assumption.

During the last round, the Mayor originally planned for a two-year process between publication of the Draft London Plan for consultation in 2017 and adoption of the final Plan in 2019. However, this instead took a total of three and a half years. For the new Plan, the GLA's current published timetable shows an anticipated one year to 18-month process between publication of the Draft new London Plan in Summer 2026 and intention to adopt in early 2028.

The central Government's consultation on the reforms to the National Planning Policy Framework, which closed in March 2026, the results of which are expected to be published later in the year, are likely to have a significant impact on the scope and timetable for production of the new London Plan. This is due to the scale of the anticipated reforms of the planning system and significant interdependencies between the NPPF and London Plan.

¹¹⁹ GLA. (2025). The next London Plan. Note: These dates were accurate at the time of publication, based on information published on GLA website

Figure 2: Indicative Timetable for the new London Plan

GLA & Assembly Activity	2021 London Plan Process	New London Plan Timetable (GLA published dates) ¹²⁰
High Level Document on the London Plan published (Committee submissions)	October 2016	May 2025
Committee investigations (2025-26: energy, mid-rise, heat, children, new towns)	March 2016 to March 2017	
Integrated Impact Assessment full report published for consultation alongside Draft London Plan (6 weeks)	February 2017	December 2025
Draft London Plan published for consultation (12 weeks)	December 2017	Summer 2026
Integrated Assessment full report published for consultation (12 weeks)	December 2017	Summer 2026
Themed committee meetings	December 2017 to March 2018	
Committees submits response to Draft London Plan	March 2018	
London Plan submission with minor suggested changes	August 2018	2027
SoS appoints Panel of Inspectors for EiP	c. October 2018	
Matters for consideration at EiP published by Panel	November 2018	
Planning Committee invited to participate in a number of matters and submit statements	December 2018 to March 2019	
Examination in Public conducted: - Representatives of the Planning, Housing and Environment Committees appeared in 40 separate sessions EiP - A number of further suggested changes were put forward by Planning Committee representatives during EiP	Began 15 January and closed 22 May 2019	2027
The 'consolidated' version of the London Plan published, showing Mayor's suggested changes following EiP	July 2019	
All suggested changes, along with evidence, considered by the Panel in preparing their report to the Mayor	8 October 2019	
The Mayor submitted his intend to publish version of the Plan to SoS	9 December 2019	
London Assembly Plenary (formal process prior to publication/adoption of London Plan by the Mayor, where the Assembly vote to agree or not)	6 February 2020	
Correspondence between SoS and the Mayor	December 2019 to January 2020	
Publication London Plan submitted by Mayor to SoS	24 December 2020	
SoS wrote to Mayor confirming content for new London Plan to be formally published with no further changes	29 January 2021	
Formal adoption of the London Plan	2 March 2021	Intention to adopt early 2028

¹²⁰ GLA. (2025). The next London Plan. Note: These dates were accurate at the time of publication, based on information published on GLA website

7. Appendix A: Document Review

The research included a review of relevant documents that pertained to the process of engaging and scrutinising the current London Plan. These documents could be categorised under three key headings: 2021 London Plan, *Towards a new London Plan* and reports from the London Assembly Scrutiny and Investigation Team.

7.1 Documents relating to the current 2021 London Plan

These included:

- The Draft London Plan (December 2017)¹²¹
- The Publication London Plan (December 2020)¹²²
- Consultation submissions on the Draft new London Plan from:
 - Planning Committee (March 2018)¹²³
 - London Assembly Green Party Group (March 2018)¹²⁴
 - Stakeholders
 - The Highbury Group¹²⁵
 - London Green Belt Council¹²⁶
 - London Tenants Federation¹²⁷
 - Just Space network^{128 129}
 - CPRE London¹³⁰
 - Latin Elephant¹³¹
 - Inclusion London¹³²
- Mayor's responses to the Panel's Preliminary Questions (September 2018)¹³³
- Mayor's response to Inspectors' recommendations (December 2019)¹³⁴
- Agenda and Minutes from London Assembly Plenary (February 2020)¹³⁵

¹²¹ GLA. (2017). Draft London Plan - Consultation and Minor Suggested Changes

¹²² GLA. (2020). Publication London Plan

¹²³ London Assembly. (2018). London Assembly Planning Committee consultation response to Draft London Plan

¹²⁴ London Assembly Green Party Group. (2018). London Assembly Green Party Group response to the Draft London Plan

¹²⁵ The Highbury Group. (2017). The Highbury Group consultation response to the Draft London Plan

¹²⁶ London Green Belt Council (2018) London Green Belt Council response to the new London Plan

¹²⁷ Trust for London. (2019). London Tenants' Federation: our involvement in the draft London Plan

¹²⁸ Just Space. (2018). Land and Housing: A response to the Draft London Plan

¹²⁹ Just Space. (2018). Just Space Comments on the Draft London Plan

¹³⁰ CPRE London. (2019). Examination in Public of the draft London Plan: Written submission by CPRE London

¹³¹ Latin Elephant. Latin Elephant's Submission of Evidence to the GLA Planning for London Programme

¹³² Inclusion London. (2023). Inclusion London Briefing on Planning and Accessibility

¹³³ GLA. (2018). Mayor's responses to Panel's preliminary questions, Examination in Public

¹³⁴ GLA. (2019). Mayor's response to Inspectors' recommendations, Examination in Public

¹³⁵ London Assembly. (2020). Agenda and minutes from London Assembly Plenary

- Integrated Impact Assessment Scoping Report (February 2017)¹³⁶
- Integrated Impact Assessment full report for consultation (November 2017)¹³⁷

7.2 Documents relating to *Towards a new London Plan*

These included:

- The Mayor's High Level Document for consultation, *Towards a new London Plan* (May 2025)¹³⁸
- *Towards a new London Plan* webpage and consultation documents¹³⁹
- Consultation submissions on the *Towards a new London Plan* document from:
 - London Assembly Committees
 - Planning and Regeneration (June 2025)¹⁴⁰
 - Environment (June 2025)¹⁴¹
 - Housing (July 2025)¹⁴²
 - Stakeholders
 - Just Space network¹⁴³
 - The Highbury Group¹⁴⁴
 - Protect our Places (POP)/Latin Elephant¹⁴⁵
 - The London Forum of Amenity and Civic Societies¹⁴⁶
- London Plan Integrated Impact Assessment Scoping Report (December 2025)¹⁴⁷
- Papers and articles written by sector stakeholders:
 - Home Builders Federation¹⁴⁸
 - Lichfields Ltd¹⁴⁹

¹³⁶ GLA. (2017.) [London Plan Integrated Impact Assessment Scoping Report](#)

¹³⁷ GLA. (2017). [London Plan Integrated Impact Assessment full report for consultation](#)

¹³⁸ GLA. (2025). [Towards a new London Plan](#)

¹³⁹ GLA. (2025). [Towards a new London Plan webpage and consultation documents](#)

¹⁴⁰ London Assembly. (2025). [London Assembly Planning and Regeneration Committee consultation response to Towards a new London Plan](#)

¹⁴¹ London Assembly. (2025). [London Assembly Environment Committee consultation response to Towards a new London Plan](#)

¹⁴² London Assembly. (2025). [London Assembly Housing Committee consultation response to Towards a new London Plan](#)

¹⁴³ Just Space Network. (2025). [Just Space Network consultation response to Towards a new London Plan](#)

¹⁴⁴ The Highbury Group. (2025). [The Highbury Group consultation response to Towards a new London Plan](#)

¹⁴⁵ Protect Our Places/Latin Elephant. (2025). [POP/Latin Elephant consultation response to Towards a new London Plan](#)

¹⁴⁶ The London Forum of Amenity and Civic Societies. (2025). [Response to Towards a new London Plan](#)

¹⁴⁷ GLA. (2025). [London Plan Draft Integrated Impact Assessment Scoping Report for consultation](#)

¹⁴⁸ Home Builders Federation. (2025). [Mind the Gap: Examining London's housing shortfall](#)

¹⁴⁹ Lichfields Ltd. (2025). [Towards a new London Plan – doubling down on housing?](#)

7.3 Reports produced by the London Assembly Committees and Research Unit

These included:

- London's Spatial Development Strategy: A guide to the London Plan (November 2024)¹⁵⁰
- Unlocking Development in London (March 2025)¹⁵¹
- Affordable Homes Programme in London (July 2025)¹⁵²
- Between Skyscrapers and Semis: London's missing mid-rise housing (November 2025)¹⁵³
- A London for Every Child: Reversing the city's declining child population (March 2026)¹⁵⁴
- Gridlocked: How planning can ease London's electricity constraints (December 2025)¹⁵⁵

¹⁵⁰ London Assembly Research Unit. (2024). London's spatial development strategy: A guide to the London Plan

¹⁵¹ London Assembly. (2025). Planning and Regeneration Committee Report, Unlocking development in London

¹⁵² London Assembly Research Unit. (2025). Affordable homes programmes in London

¹⁵³ London Assembly. (2025). Planning and Regeneration Committee Report, Between skyscrapers and semis: London's missing mid-rise housing

¹⁵⁴ London Assembly. (2026). Economy, Culture and Skills Committee Report, A London for every child: Reversing the city's declining child population

¹⁵⁵ London Assembly. (2025). Planning and Regeneration Committee Report, Gridlocked: How planning can ease London's electricity constraints

Other formats and languages

If you, or someone you know needs this report in large print or braille, or a copy of the summary and main findings in another language, then please call us on 020 7983 4100 or email assembly.translations@london.gov.uk

Chinese

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Vietnamese

Nếu ông (bà) muốn nội dung văn bản này được dịch sang
tiếng Việt, xin vui lòng liên hệ với chúng tôi bằng điện
thoại, thư hoặc thư điện tử theo địa chỉ ở trên.

Greek

*Εάν επιθυμείτε περίληψη αυτού του κειμένου στην γλώσσα
σας, παρακαλώ καλέστε τον αριθμό ή επικοινωνήστε μαζί
μας στην ανωτέρω ταχυδρομική ή την ηλεκτρονική διεύθυνση.*

Turkish

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okumak isterseniz, lütfen yukarıdaki telefon
numarasını arayın, veya posta ya da e-posta
adresini aracılığıyla bizimle temasa geçin.

Punjabi

ਜੇ ਤੁਸੀਂ ਇਸ ਦਸਤਾਵੇਜ਼ ਦਾ ਸੰਖੇਪ ਆਪਣੀ ਭਾਸ਼ਾ ਵਿਚ ਲੈਣਾ
ਚਾਹੋ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਇਸ ਨੰਬਰ 'ਤੇ ਫ਼ੋਨ ਕਰੋ ਜਾਂ
ਉਪਰ ਦਿੱਤੇ ਡਾਕ ਜਾਂ ਈਮੇਲ ਪਤੇ 'ਤੇ ਸਾਨੂੰ ਸੰਪਰਕ ਕਰੋ।

Hindi

यदि आपको इस दस्तावेज़ का सारांश अपनी भाषा में
चाहिए तो उपर दिये हुए नंबर पर फोन करें या उपर दिये
गये डाक पते या ई मेल पते पर हम से संपर्क करें।

Bengali

আপনি যদি এই দলিলের একটি সারাংশ নিজের ভাষায় পেতে চান,
তাহলে দয়া করে ফো করবেন অথবা উল্লিখিত ডাক ঠিকানায় বা
ই-মেইল ঠিকানায় আমাদের সাথে যোগাযোগ করবেন।

Urdu

اگر آپ کو اس دستاویز کا خلاصہ اپنی زبان میں
درکار ہو تو، براہ کرم نمبر پر فون کریں
یا مذکورہ بالا ڈاک کے پتے یا ای میل
پتے پر ہم سے رابطہ کریں۔

Arabic

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Gujarati

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જોઈતો હોય તો 0૫૨ આપેલ નંબર પર ફોન કરો
અથવા 0૫૨ આપેલ ટપાલ અથવા ઈ-મેઇલ સરનામા
પર અમારો સંપર્ક કરો.

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