Further Alterations to the London Plan 2014

Consultation draft

DRAFT FURTHER ALTERATIONS TO
THE LONDON PLAN

THE SPATIAL DEVELOPMENT STRATEGY FOR GREATER LONDON

DRAFT FURTHER ALTERATIONS TO THE LONDON PLAN JULY 2011
CONSOLIDATED WITH REVISED EARLY MINOR ALTERATIONS OCTOBER 2013

JANUARY 2014

MAYOR OF LONDON

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

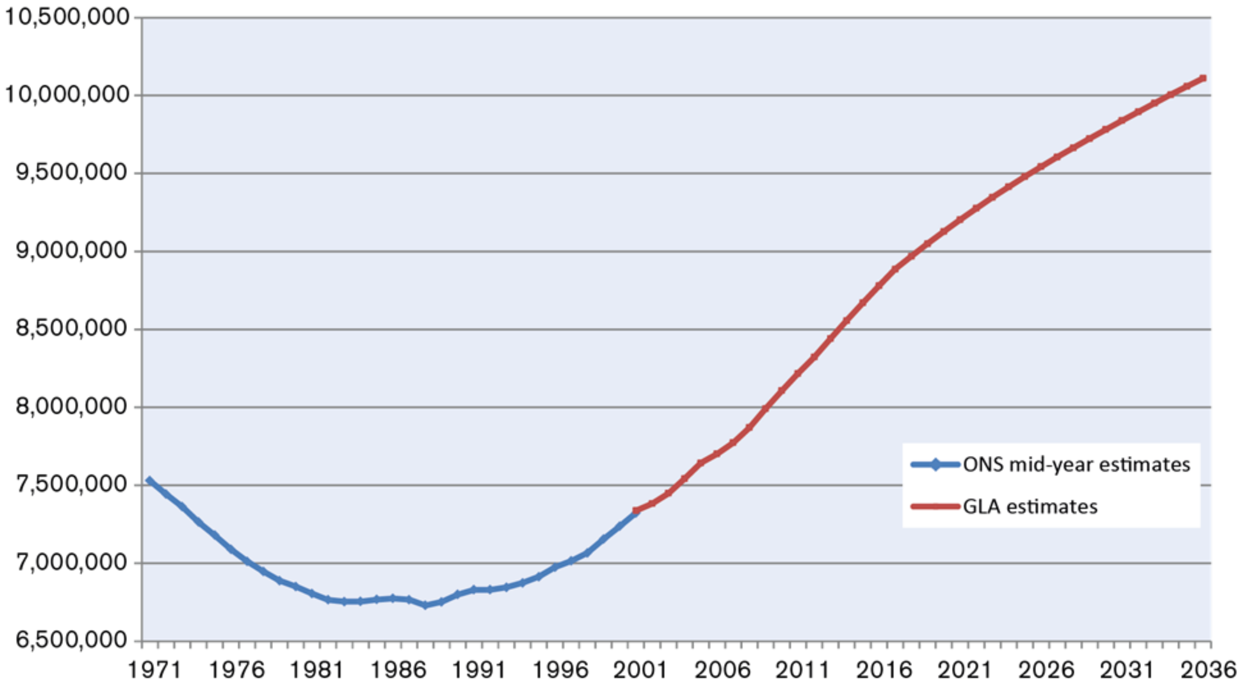
BUT

- London Plan 2011 – 2031 assumes 51,000pa

AND

- new GLA trend projection 2011 – 2036 suggests 76,000 pa, and over 100k in earlier years….

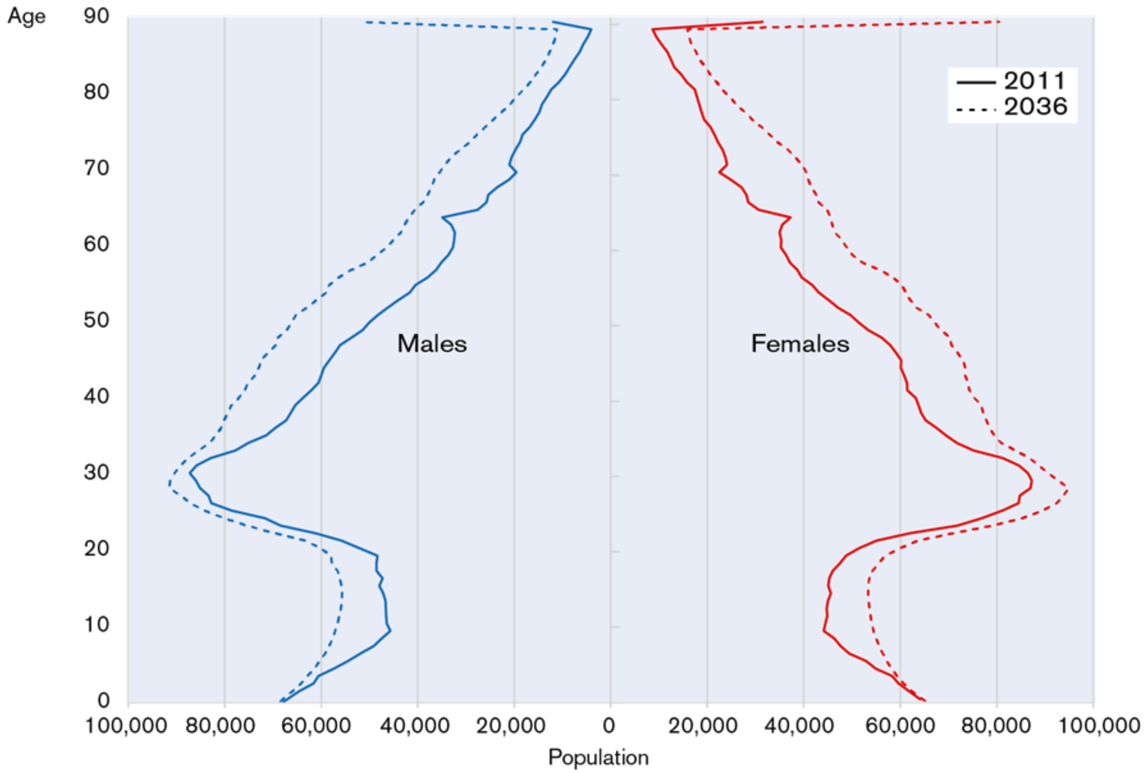
London's demographic challenge
Population growth 1971 - 2036



Source: Office for National Statistics mid-year estimates to 2001, GLA estimates 2002 to 2036

London's Demographic Challenge

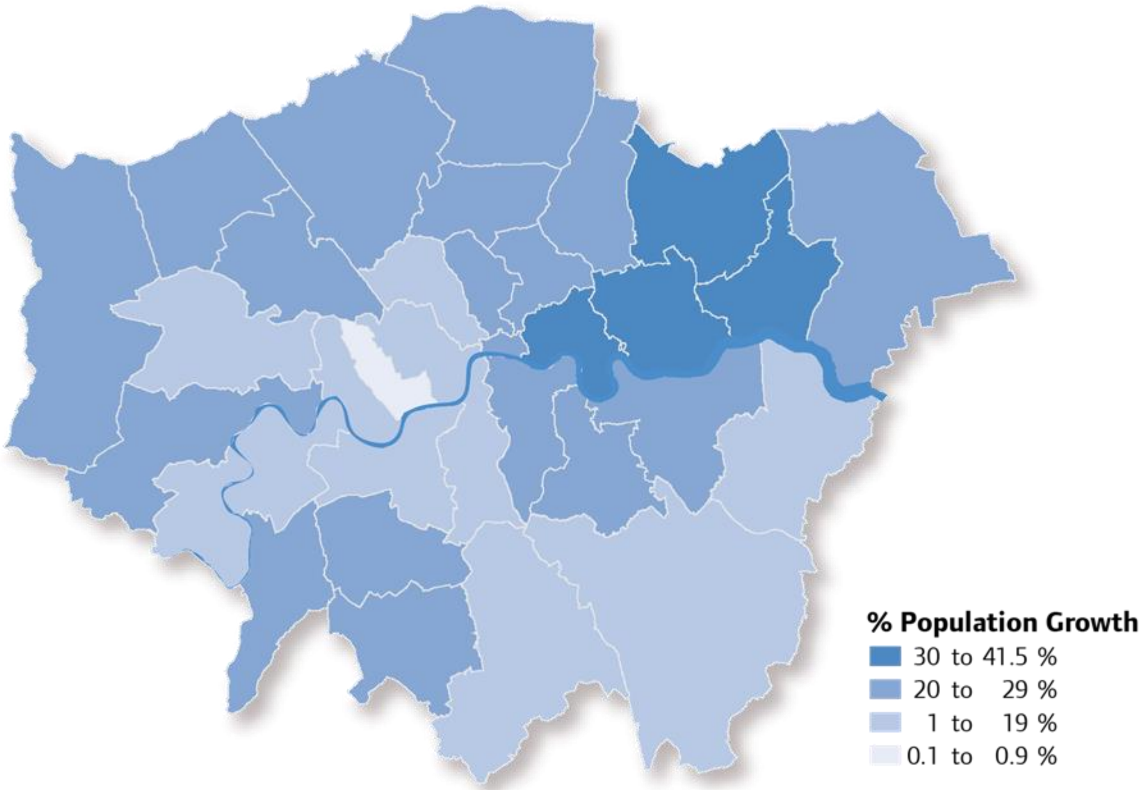
Population Growth 1971 - 2036



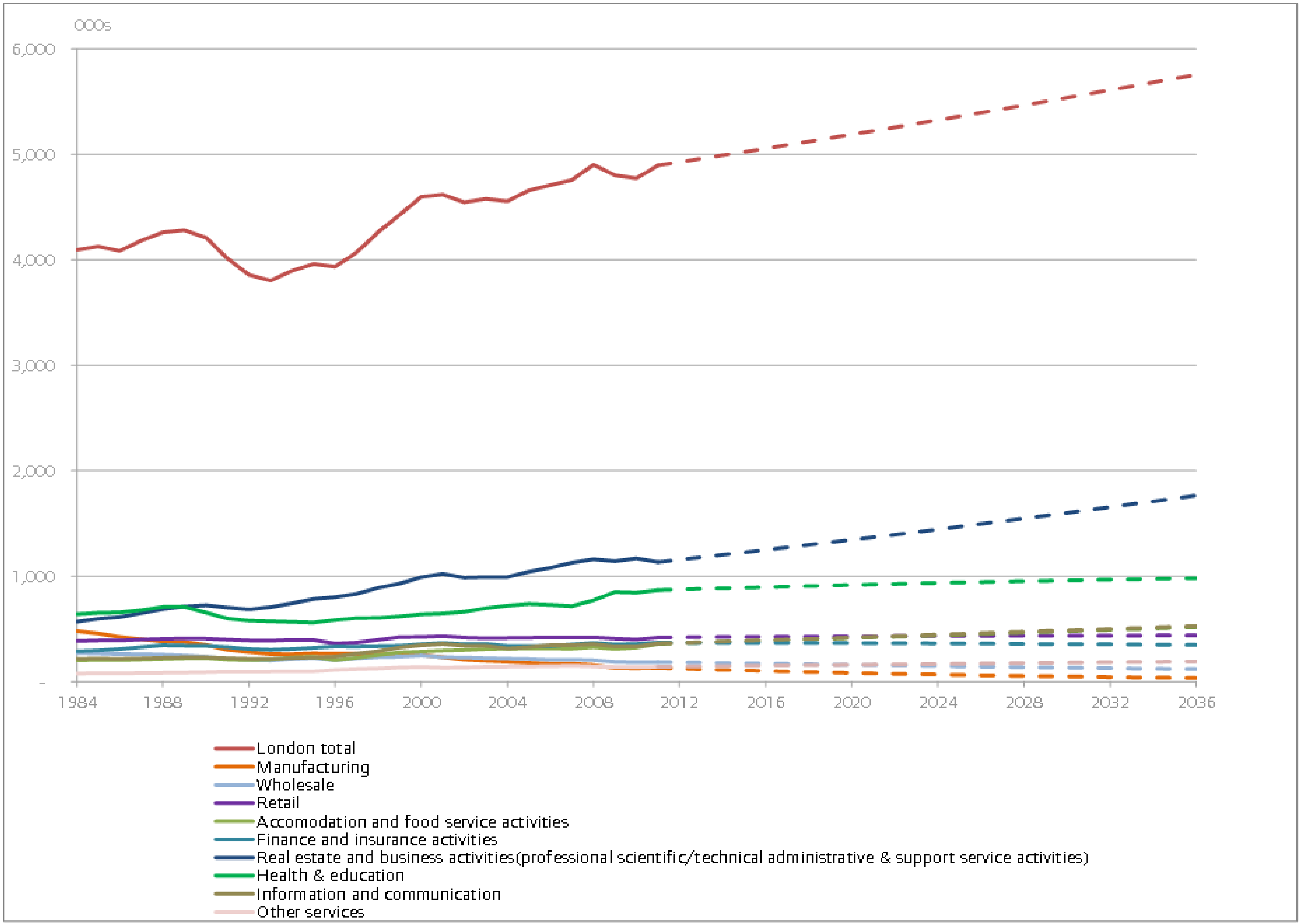
ource: Greater London Authority, 2013 round of population projections

London's demographic challenge

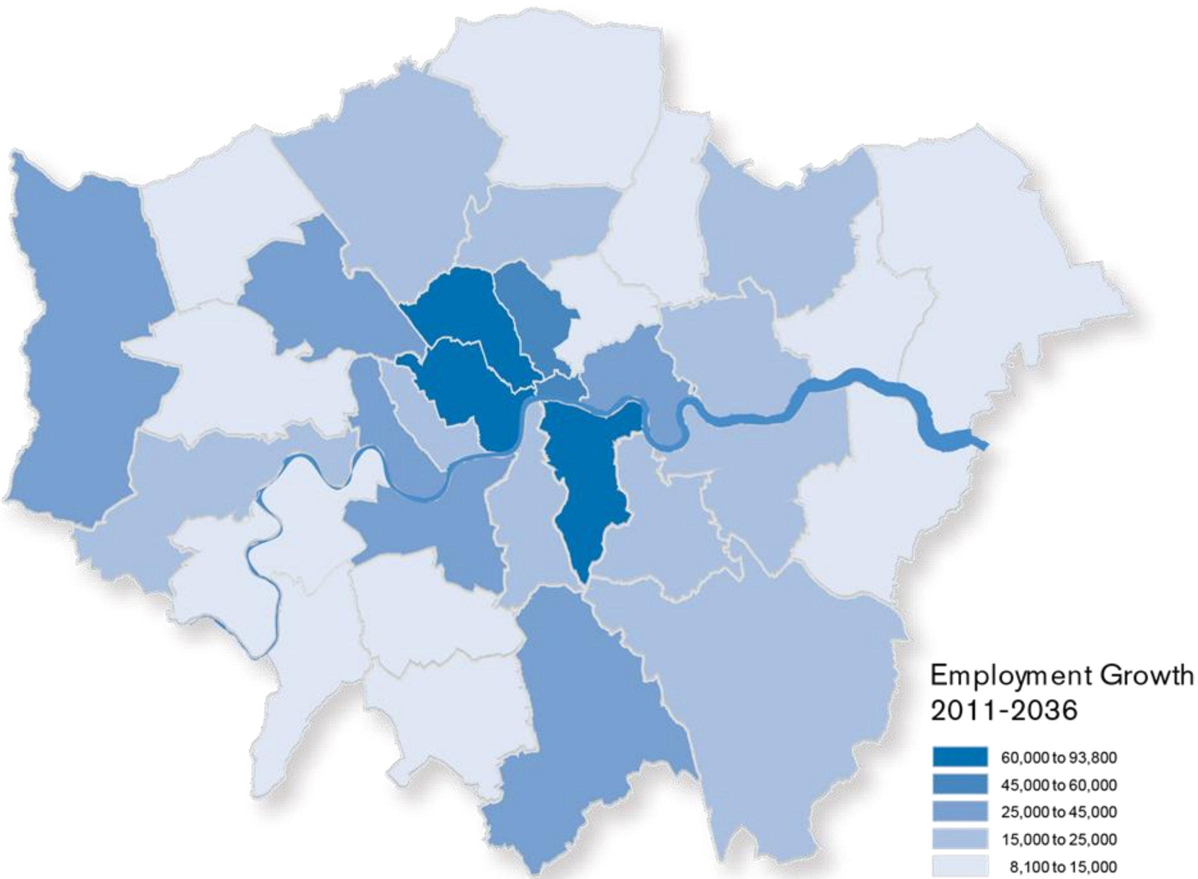
Distribution of population growth 2011 - 2036



London’s employment growth



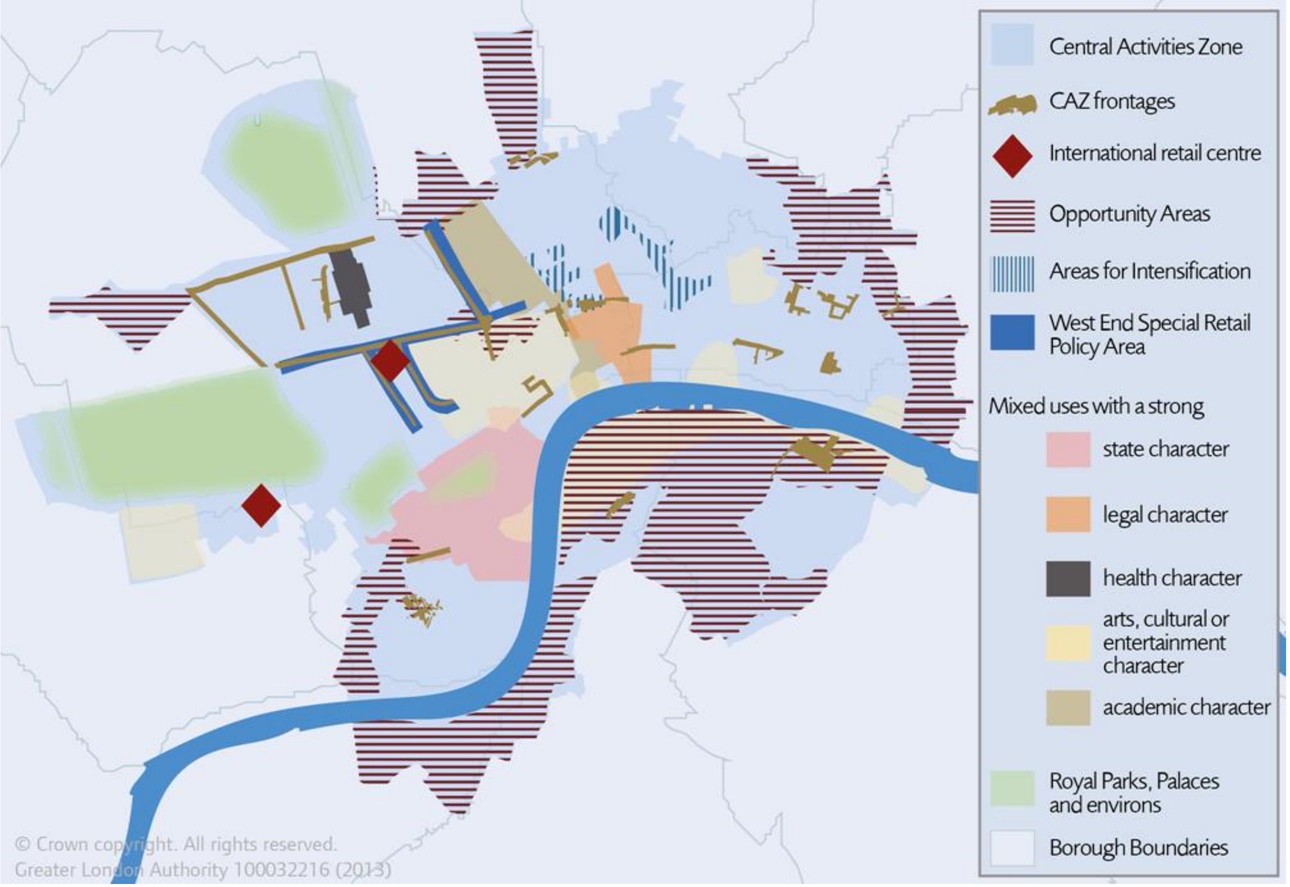
Distribution of employment growth



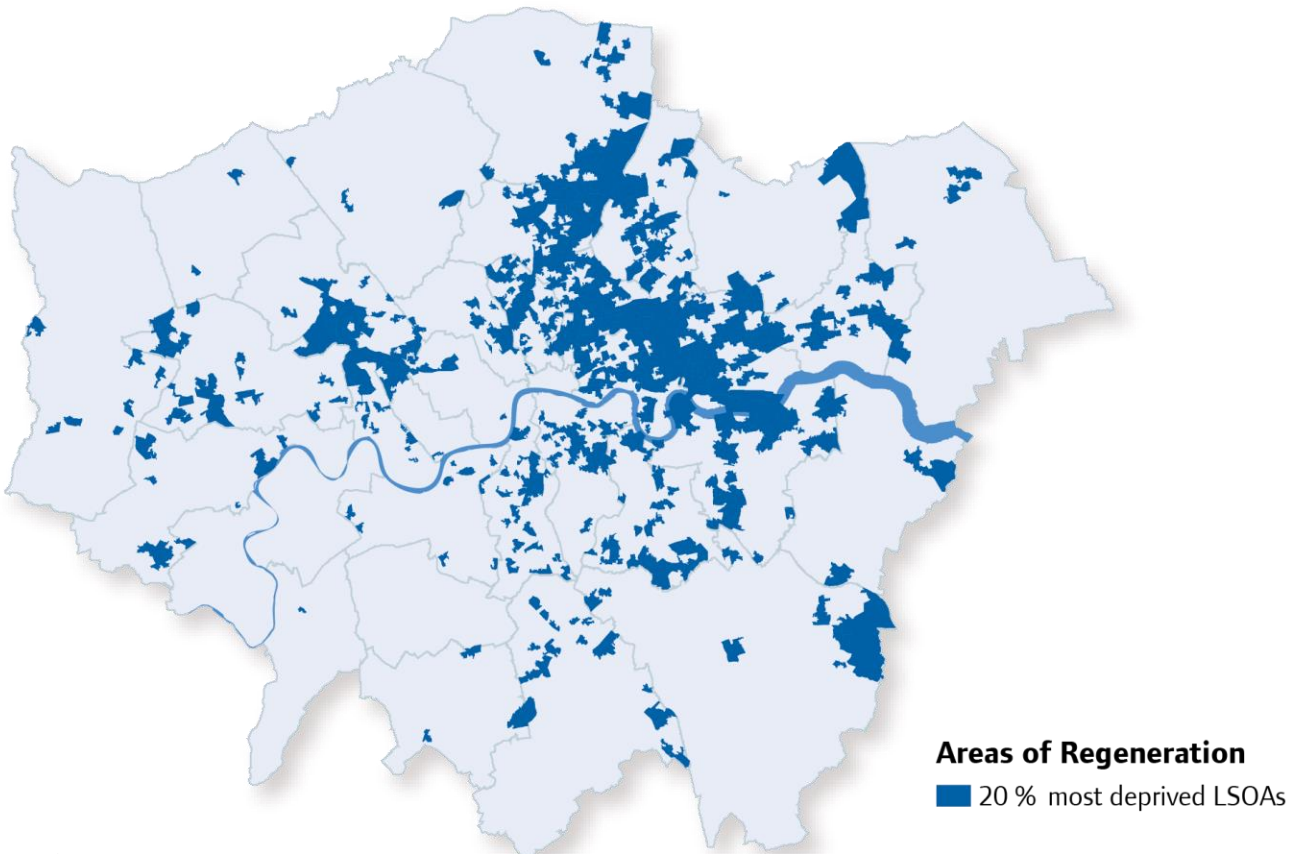
Source: GLA Economics

Chapter 2: London’s Places

Central Activities Zone

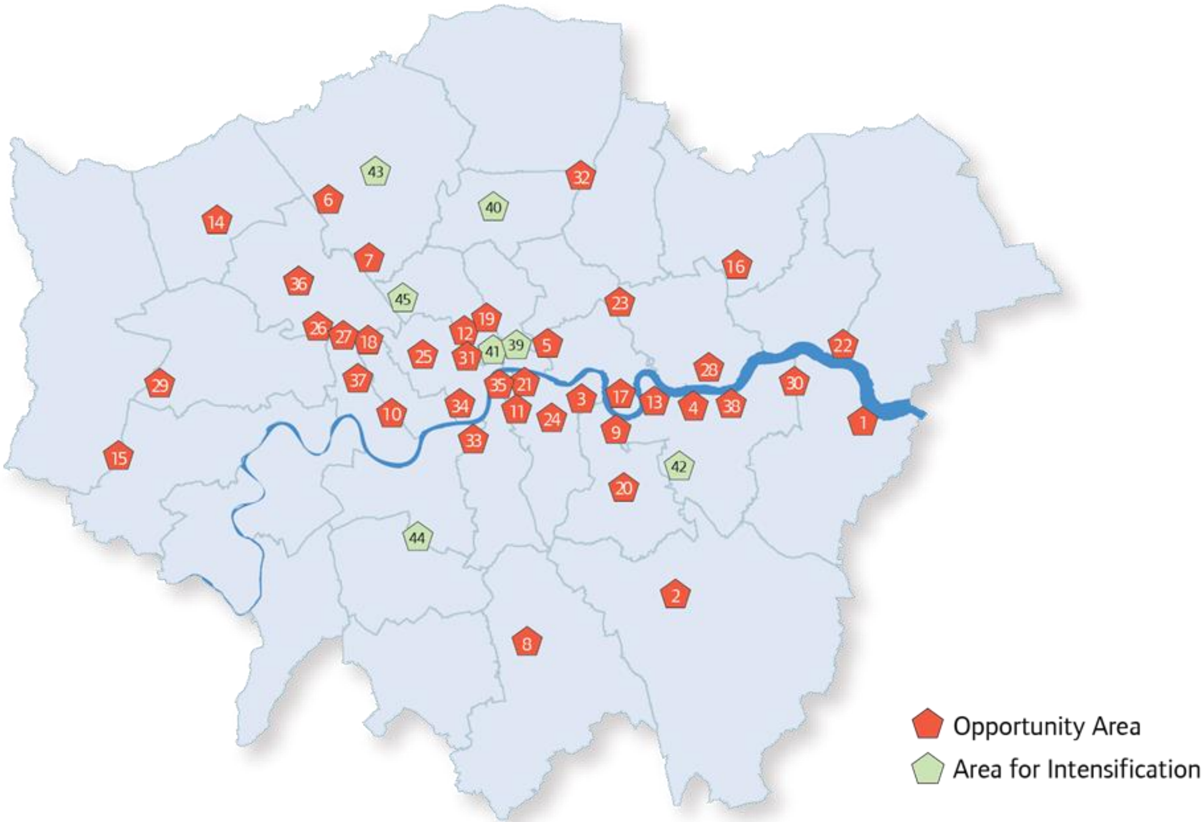


Regeneration Areas

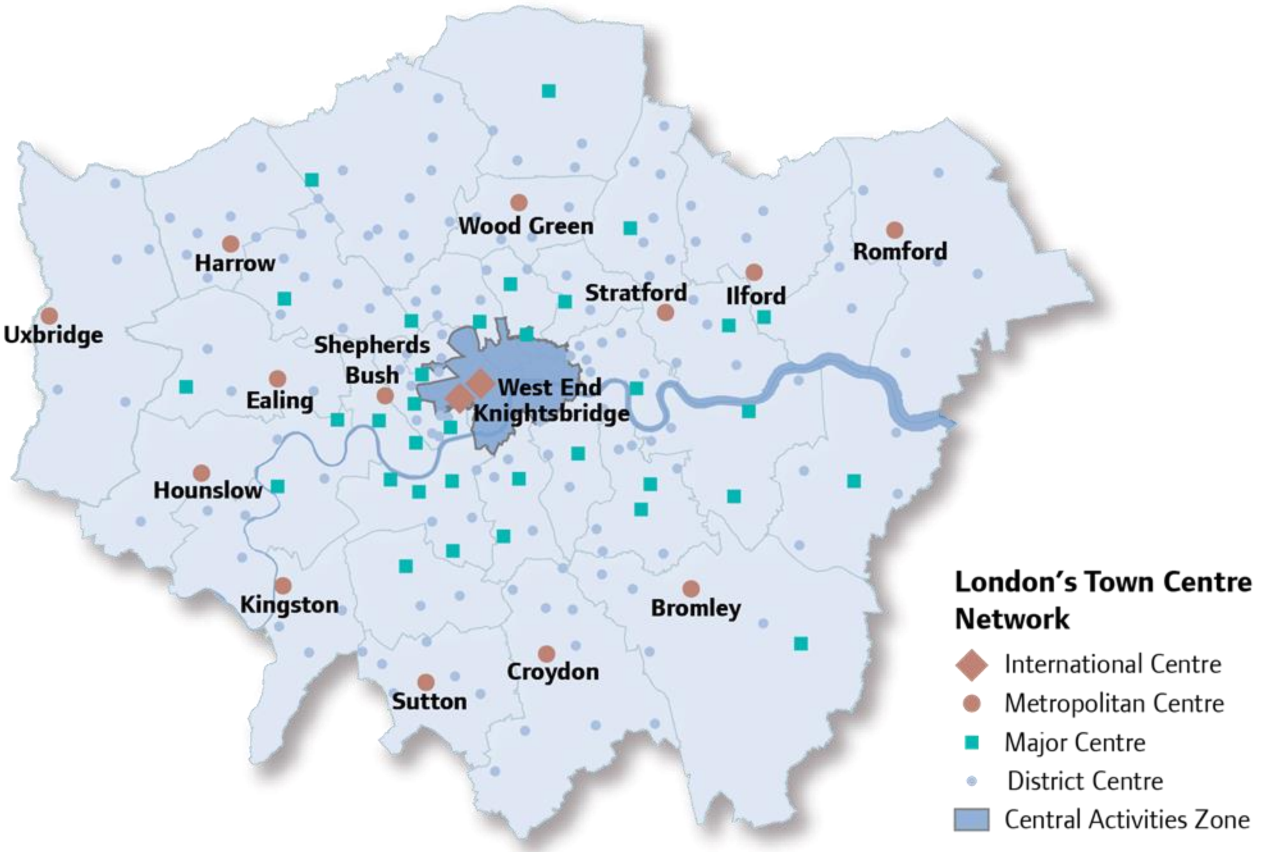


Source: Index of Multiple Deprivation

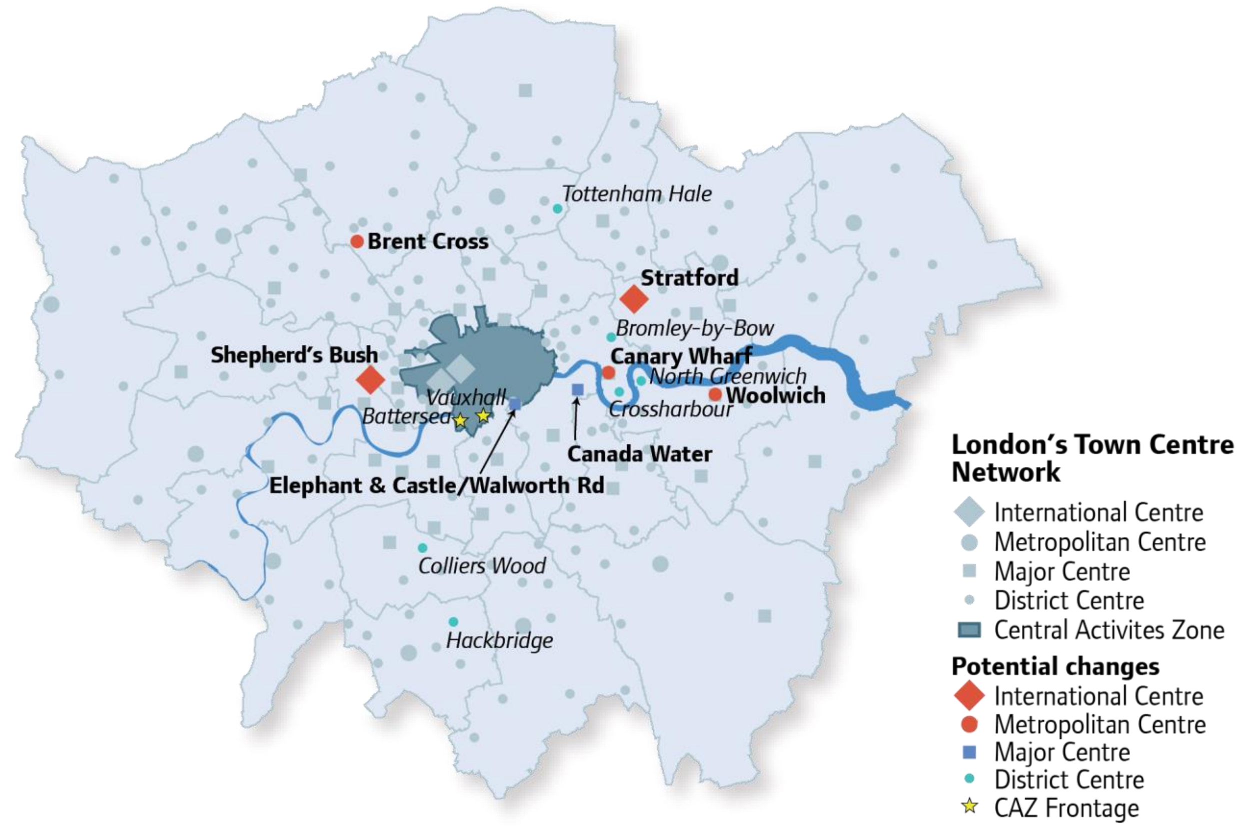
Opportunity and Intensification Areas



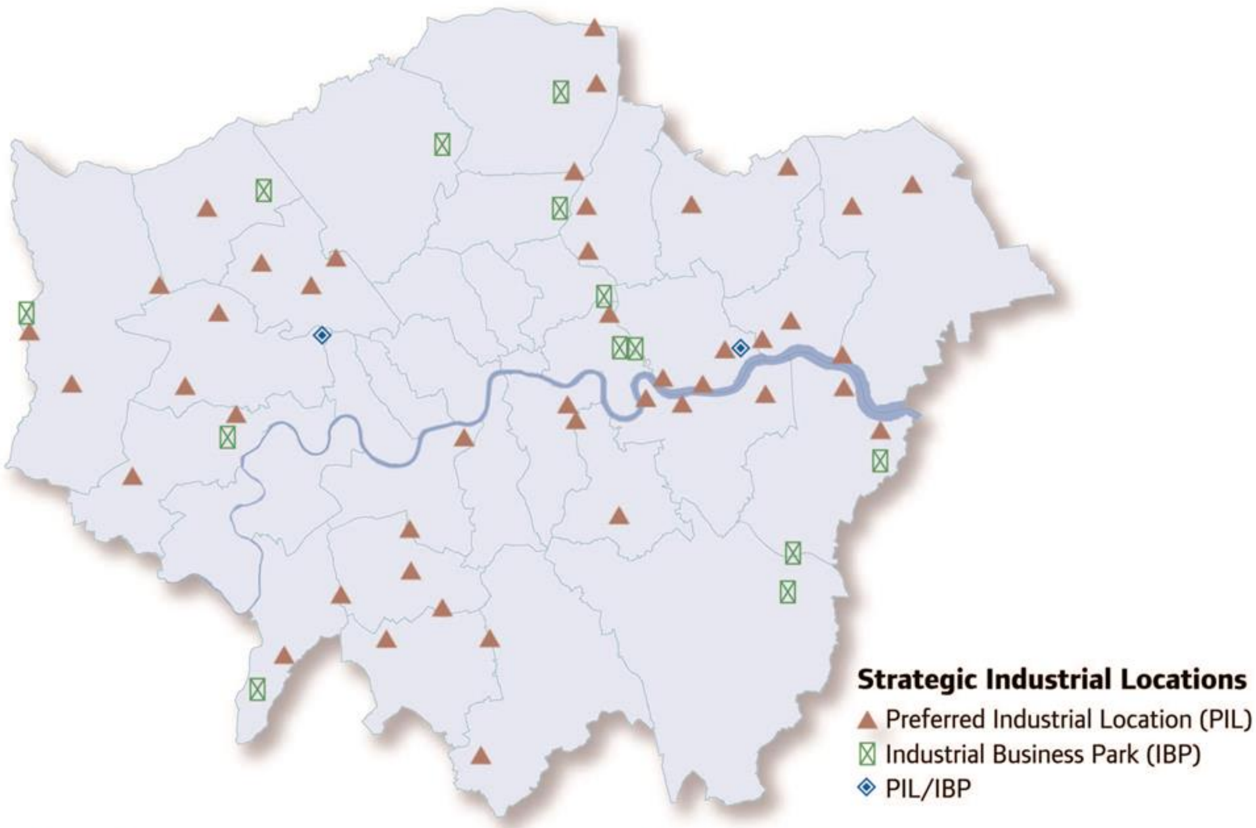
Town Centre Network



Potential future changes to the Town Centre Network



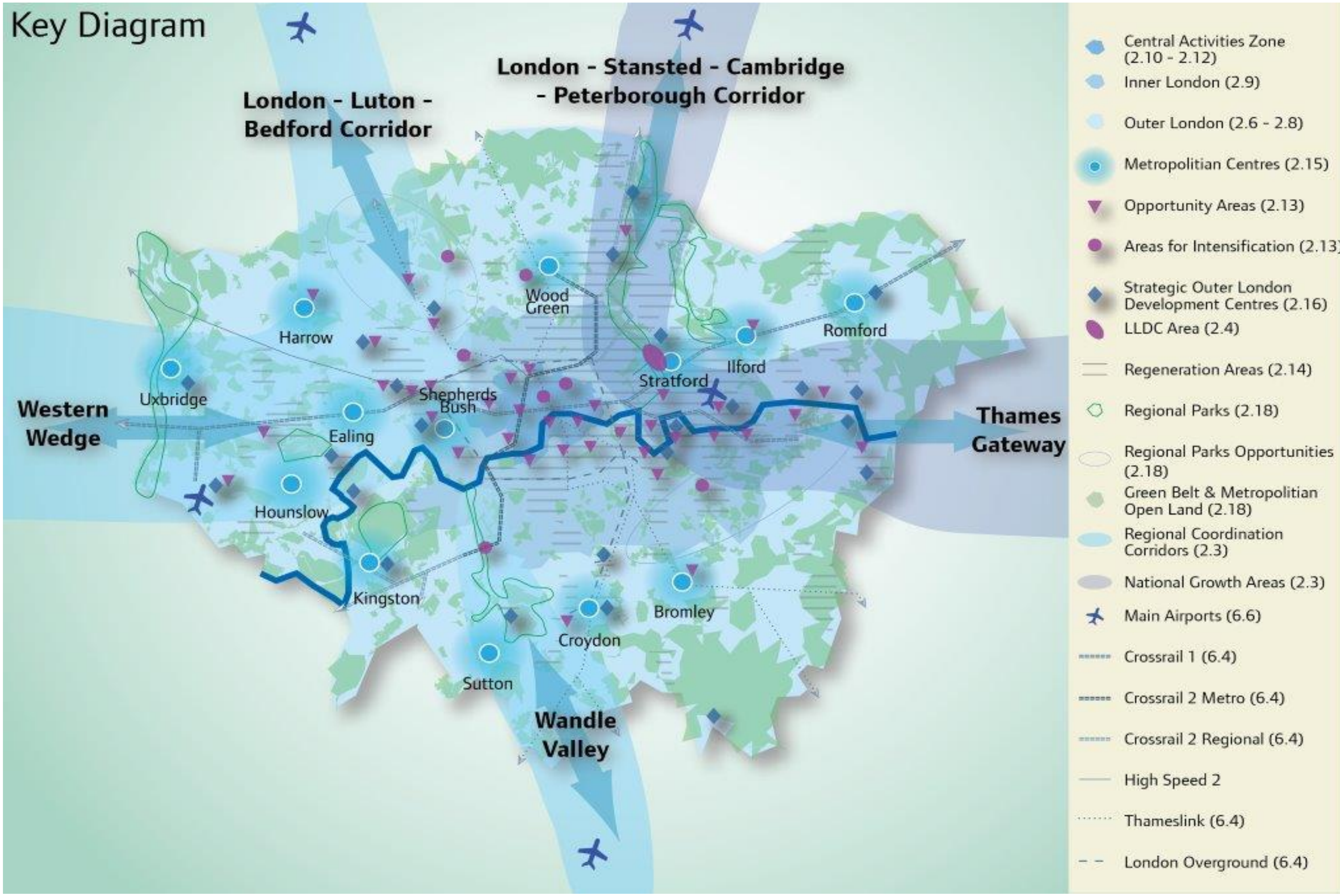
Strategic Industrial Locations



Outer London Development Centres

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

Key diagram



Key Diagram
London - Luton - Bedford Corridor
London - Stansted - Cambridge - Peterborough Corridor
Western Wedge
Thames Gateway
Wandle Valley
Harrow
Wood Green
Uxbridge
Stratford
Ilford
Romford
Shepherds Bush
Ealing
Hounslow
Kingston
Sutton
Croydon
Bromley
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 & Metropolitian 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

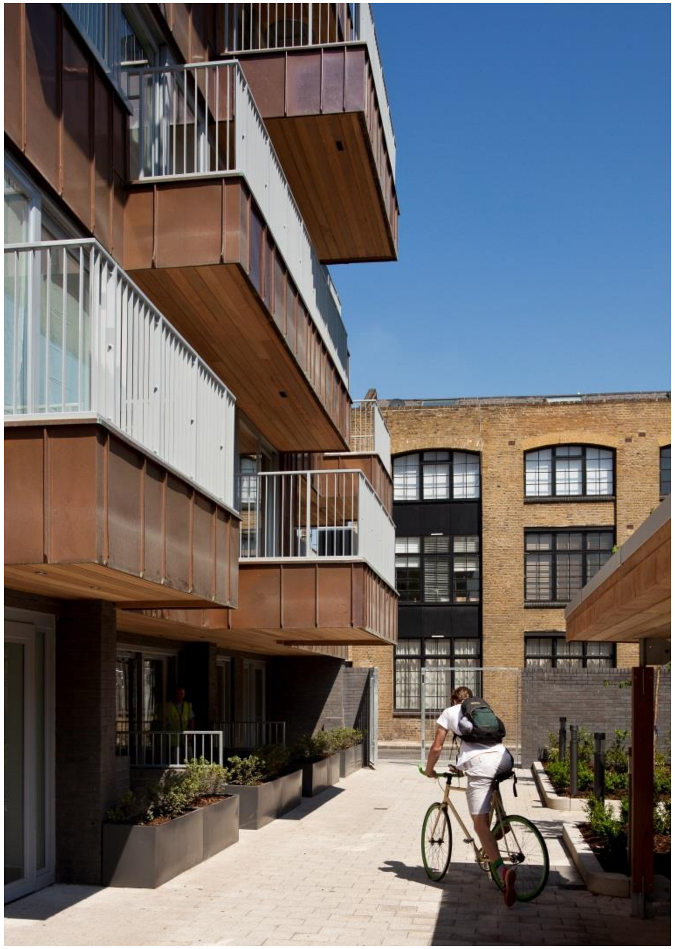
Borough	Minimum ten year target 2015-2025	Annual monitoring target 2015-2025
Barking and Dagenham	12,355	1,236
Barnet	23,489	2,349
Bexley	4,457	446
Brent	15,253	1,525
Bromley	6,413	641
Camden	8,892	889
City of London	1,408	141
Croydon	14,348	1,435
Ealing	12,972	1,297
Enfield	7,976	798
Greenwich	26,850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

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

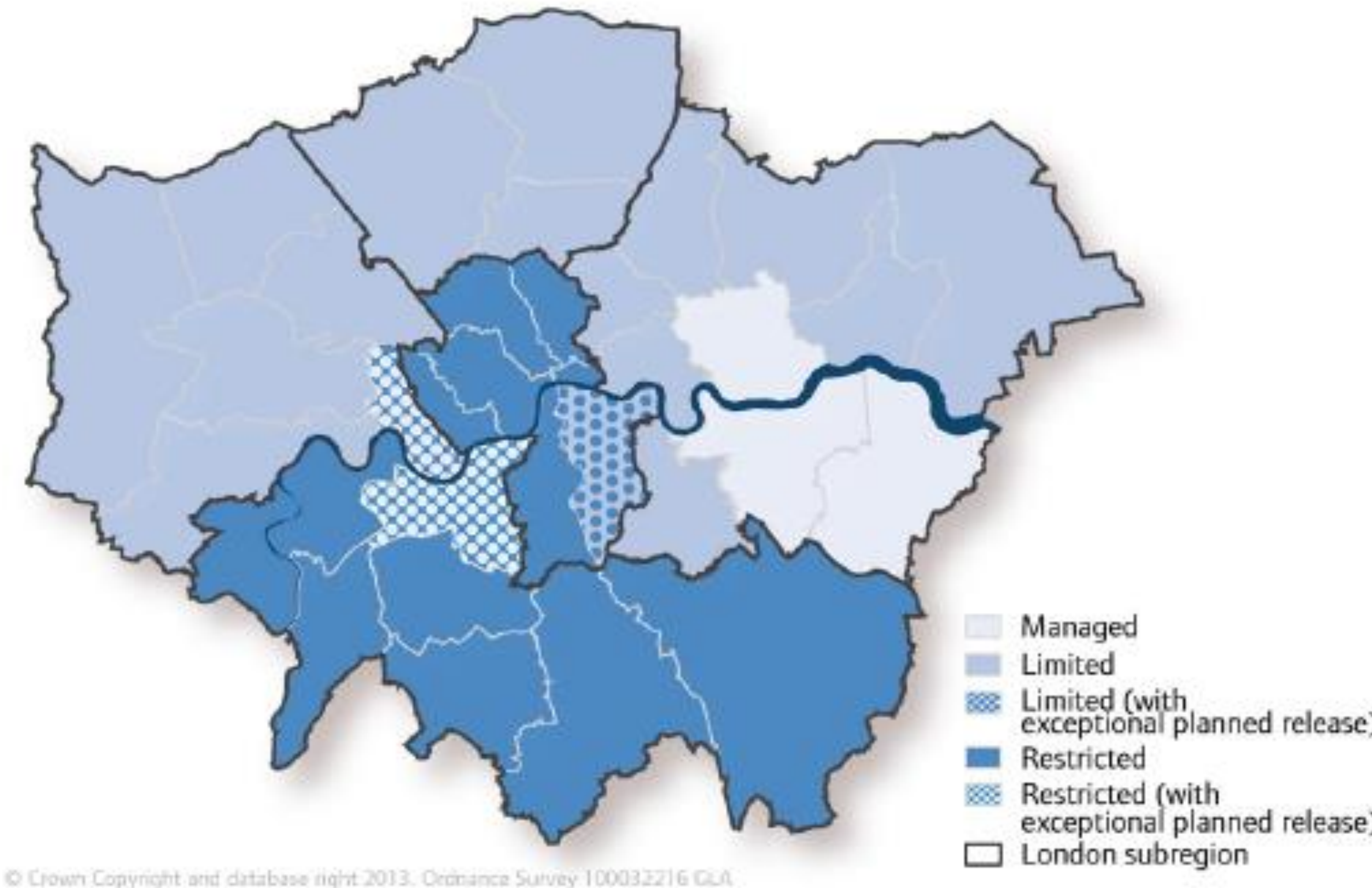
Social Infrastructure

- 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 – up date 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'

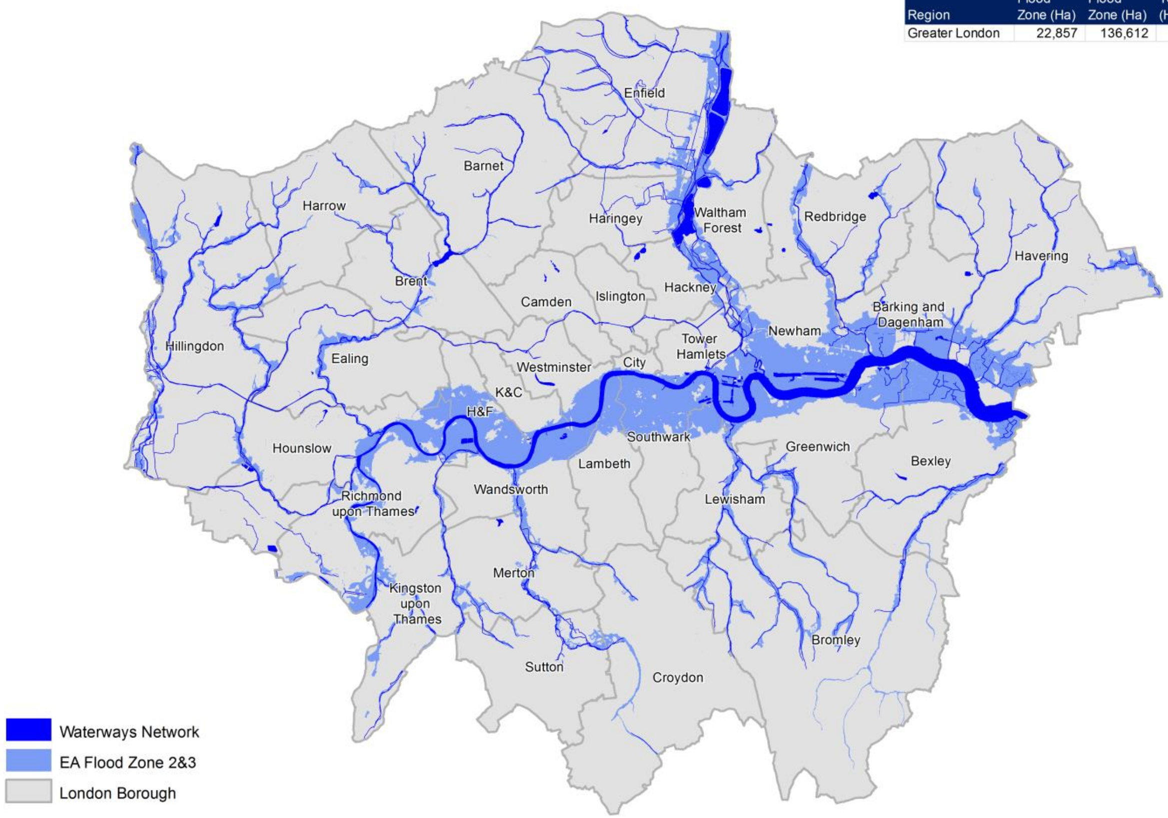
- Planning criteria to help manage 'negative clusters' eg of betting shops, takeaways
- Update 'new sectors' policy eg role of 'start-up/grow-on' space; TMT sector needs; 'Med City'; SMART London
- Support to maintain valued local community assets (eg pubs) justified by robust evidence

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

Region	Area in Flood Zone (Ha)	Area out of Flood Zone (Ha)	Total Area (Ha)	Portion in Flood Risk
Greater London	22,857	136,612	159,470	14%



Chapter 5 Climate Change

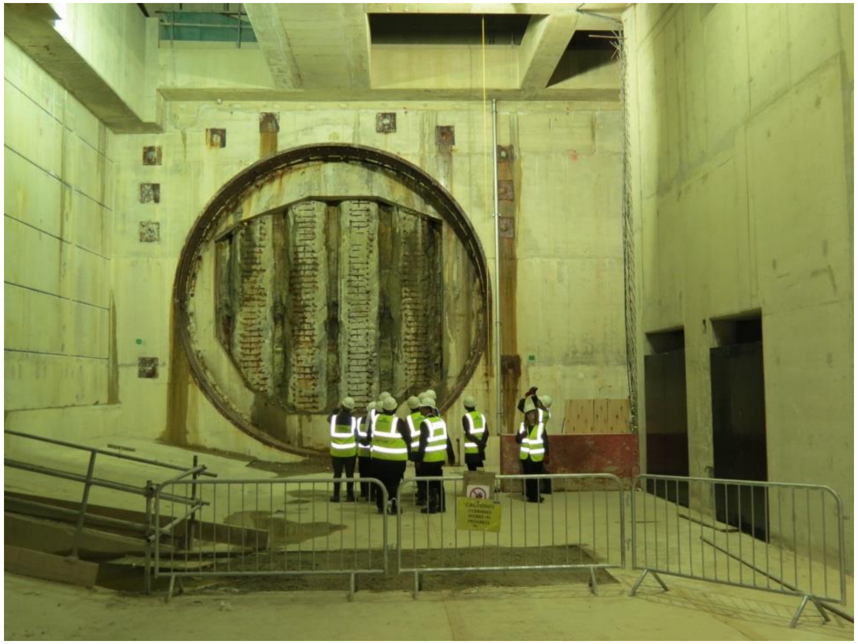
- New minimum greenhouse gas performance ‘floor’ for technologies generating energy from non-recyclable waste

- Updated municipal and commercial/industrial waste projections

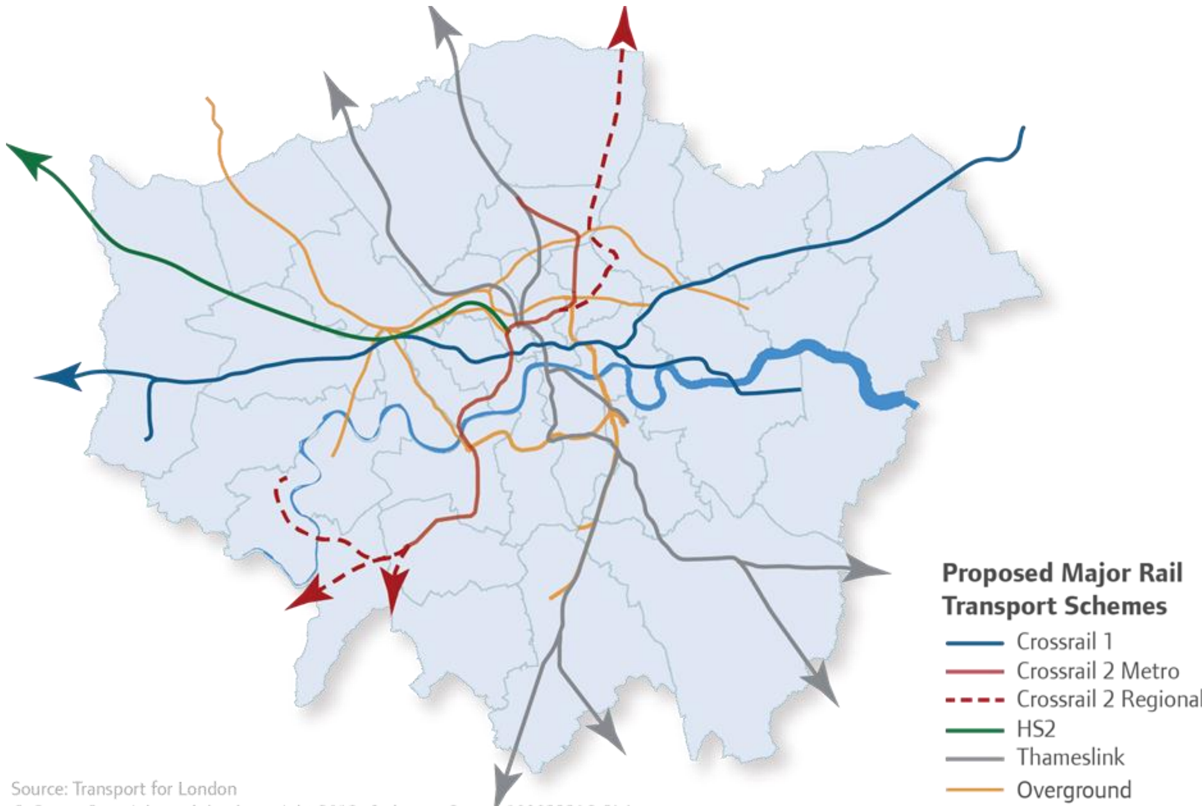
- Updates on waste management eg reuse, relations with ROSE, hazardous waste, and on Local Aggregates Assessments

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



Source: Transport for London

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

	PTAL 0 to 1		PTAL 2 to 4		PTAL 5 to 6	
Suburban	**150–200 hr/ha**	**Parking provision**	**150–250 hr/ha**	**Parking provision**	**200–350 hr/ha**	**Parking provision**
3.8–4.6 hr/unit	35–55 u/ha		35–65 u/ha		45–90 u/ha	
3.1–3.7 hr/unit	40–65 u/ha	Up to 2 spaces per unit	40–80 u/ha	Up to 1.5 spaces per unit	55–115 u/ha	Up to one space per unit
2.7–3.0 hr/unit	50–75 u/ha		50–95 u/ha		70–130 u/ha	
Urban	**150–250 hr/ha**		**200–450 hr/ha**		**200–700 hr/ha**	
3.8 –4.6 hr/unit	35–65 u/ha		45–120 u/ha	Up to 1.5 spaces per unit	45–185 u/ha	Up to one space per unit
3.1–3.7 hr/unit	40–80 u/ha	Up to 1.5 spaces per unit	55–145 u/ha		55–225 u/ha	
2.7–3.0 hr/unit	50–95 u/ha		70–170 u/ha	Up to one space per unit	70–260 u/ha	
Central	**150–300 hr/ha**		**300–650 hr/ha**		**650–1100 hr/ha**	
3.8–4.6 hr/unit	35–80 u/ha	Up to 1.5 spaces per unit	65–170 u/ha		140–290 u/ha	Up to one space per unit
3.1–3.7 hr/unit	40–100 u/ha		80–210 u/ha	Up to one space per unit	175–355 u/ha	
2.7–3.0 hr/unit	50–110 u/hr	Up to one space per unit	100–240 u/ha		215–405 u/ha	

Maximum residential parking standards			
Number of Beds	4 or more	3	1-2
	Up to 2 ~~–1.5~~ per unit	**Up to** 1.5 ~~–1~~ per unit	~~Less than~~ **0-1** per unit

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.

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

Areas of responsibility

Chapter 2 Places gerard.burgess@london.gov.uk

Chapter 3 Housing Jennifer.peters@london.gov.uk, John.lett@london.gov.uk

Chapter 3 Social Infrastructure rachael.rooney@london.gov.uk

Chapter 4 Economy gerard.burgess@london.gov.uk, Zhuoya.ling@london.gov.uk (town centres)

Chapter 5 Climate Change jorn.peters@london.gov.uk, peter.heath@london.gov.uk (waste)

Chapter 6 Transport peter.heath@london.gov.uk

Chapter 7 Built environment Rachael.rooney@london.gov.uk, peter.heath@london.gov.uk (open space/noise), jorn.peters@london.gov.uk (Blue Ribbon Network)

Chapter 8 Implementation jorn.peters@london.gov.uk