Key information

Publication type: The London Plan
Publication status: Adopted
Publication date: Monday 1 March 2021
Welcome to the online London Plan!

This online version has been produced as an accessible alternative to the PDF version of the London Plan 2021, it does not replace it. While the written content should be the same, the online version does not precisely replicate the formatting of the original document. In the event of any discrepancies between the different versions of the Plan, the original PDF remains the adopted version.
In addition to differences in formatting and layout, the online version includes revised versions of the images, several of which have been amended to increase the contrast between the colours used. These changes were made to improve the clarity and usability of the images for the printed version of the Plan.

Finally, the online version of the Plan may include updates to hyperlinks where it has been identified that links have changed since the Plan was originally produced. Glossary items may also be updated to ensure they remain relevant. New or revised text is [enclosed in square brackets]

Any comments on, or corrections to, this online version of the Plan should be sent to londonplan@london.gov.uk

Introduction

Foreword

Introducing the Plan

Chapter 1 Planning London’s Future - Good Growth

Chapter 1 Planning London’s Future - Good Growth

- GG1 Building strong and inclusive communities
- GG2 Making the best use of land
- GG3 Creating a healthy city
Chapter 2 Spatial Development Patterns

- Policy SD1 Opportunity Areas
- Policy SD2 Collaboration in the Wider South East
- Policy SD3 Growth locations in the Wider South East and beyond
- Policy SD4 The Central Activities Zone (CAZ)
- Policy SD5 Offices, other strategic functions and residential development in the CAZ
- Policy SD6 Town centres and high streets
- Policy SD7 Town centres: development principles and Development Plan Documents
- Policy SD8 Town centre network
- Policy SD9 Town centres: Local partnerships and implementation
- Policy SD10 Strategic and local regeneration

Chapter 3 Design
Chapter 3 Design

- Policy D1 London’s form, character and capacity for growth
- Policy D2 Infrastructure requirements for sustainable densities
- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D6 Housing quality and standards
- Policy D7 Accessible housing
- Policy D8 Public realm
- Policy D9 Tall buildings
- Policy D10 Basement development
- Policy D11 Safety, security and resilience to emergency
- Policy D12 Fire safety
- Policy D13 Agent of Change
- Policy D14 Noise

Chapter 4 Housing

- Policy H1 Increasing housing supply
- Policy H2 Small sites
- Policy H3 Meanwhile use as housing
- Policy H4 Delivering affordable housing
Policy H5 Threshold approach to applications
Policy H6 Affordable housing tenure
Policy H7 Monitoring of affordable housing
Policy H8 Loss of existing housing and estate redevelopment
Policy H9 Ensuring the best use of stock
Policy H10 Housing size mix
Policy H11 Build to Rent
Policy H12 Supported and specialised accommodation
Policy H13 Specialist older persons housing
Policy H14 Gypsy and traveller accommodation
Policy H15 Purpose-built student accommodation
Policy H16 Large-scale purpose-built shared living

Chapter 5 Social Infrastructure

Policy S1 Developing London’s social infrastructure
Policy S2 Health and social care facilities
Policy S3 Education and childcare facilities
Policy S4 Play and informal recreation
Policy S5 Sports and recreation facilities
Policy S6 Public toilets
Policy S7 Burial space
Chapter 6 Economy

Policy E1 Offices

Policy E2 Providing suitable business space

Policy E3 Affordable workspace

Policy E4 Land for industry, logistics and services to support London’s economic function

Policy E5 Strategic Industrial Locations (SIL)

Policy E6 Locally Significant Industrial Sites

Policy E7 Industrial intensification, co-location and substitution

Policy E8 Sector growth opportunities and clusters

Policy E9 Retail, markets and hot food takeaways

Policy E10 Visitor infrastructure

Policy E11 Skills and opportunities for all

Chapter 7 Heritage and Culture

Policy HC1 Heritage conservation and growth

Policy HC2 World Heritage Sites

Policy HC3 Strategic and Local Views

Policy HC4 London View Management Framework
Chapter 8 Green Infrastructure and Natural Environment

- Policy G1 Green infrastructure
- Policy G2 London’s Green Belt
- Policy G3 Metropolitan Open Land
- Policy G4 Open space
- Policy G5 Urban greening
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy G8 Food growing
- Policy G9 Geodiversity

Chapter 9 Sustainable Infrastructure
Policy SI 1 Improving air quality
Policy SI 2 Minimising greenhouse gas emissions
Policy SI 3 Energy infrastructure
Policy SI 4 Managing heat risk
Policy SI 5 Water infrastructure
Policy SI 6 Digital connectivity infrastructure
Policy SI 7 Reducing waste and supporting the circular economy
Policy SI 8 Waste capacity and net waste self-sufficiency
Policy SI 9 Safeguarded waste sites
Policy SI 10 Aggregates
Policy SI 11 Hydraulic fracturing (Fracking)
Policy SI 12 Flood risk management
Policy SI 13 Sustainable drainage
Policy SI 14 Waterways – strategic role
Policy SI 15 Water transport
Policy SI 16 Waterways – use and enjoyment
Policy SI 17 Protecting and enhancing London’s waterways

Chapter 10 Transport

Chapter 10 Transport

Policy T1 Strategic approach to transport
Policy T2 Healthy Streets
Policy T3 Transport capacity, connectivity and safeguarding
Policy T4 Assessing and mitigating transport impacts
Policy T5 Cycling
Policy T6 Car parking
Policy T6.1 Residential parking
Policy T6.2 Office Parking
Policy T6.3 Retail parking
Policy T6.4 Hotel and leisure uses parking
Policy T6.5 Non-residential disabled persons parking
Policy T7 Deliveries, servicing and construction
Policy T8 Aviation
Policy T9 Funding transport infrastructure through planning

Chapter 11 Funding the London Plan

Chapter 11 Funding the London Plan

Policy DF1 Delivery of the Plan and Planning Obligations

Chapter 12 Monitoring

Chapter 12 Monitoring
Annexes

Annex 1 Town Centre Network

Annex 2 Inner and Outer London Boroughs

Annex 3 - Abbreviations

Annex 3 Glossary

Copyright

Greater London Authority

March 2021

Published by:

Greater London Authority

ISBN 978-1-84781-739-6

Figures contain OS data © Crown Copyright and database right (2021)

A PDF version of this document are available from the London Plan 2021 web page
Contributors Credits

Jules Pipe CBE Deputy Mayor for Planning, Regeneration and Skills

Souraya Ali, David Halliwell and Tom Layfield, Senior Advisers to the Deputy Mayor

GLA Planning


GLA Group

Notes and errata

Chapter 3

Corrections have been made to section 3.3.3, part A of Policy D4 and part C of Policy D6 in this chapter. The PDF version of the Plan incorrectly refers to part B of Policy D3. This should instead refer to Part D.

Back to table of contents