Draft London Plan

London Assembly Stakeholder Engagement Event

Event on 2 September 2026

LONDONASSEMBLY

Research Unit

Overview

This summary note, produced by the London Assembly Research Unit, provides an overview of public engagement activity organised by the Planning and Regeneration Committee to hear directly from stakeholders as part of its scrutiny of the Draft London 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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Context: Draft London Plan Consultation

On 16 July 2026, the Mayor published his Draft London Plan, the spatial development strategy for Greater London, for consultation. To inform its scrutiny of the Draft Plan and consultation response, the London Assembly Planning and Regeneration Committee held a stakeholder engagement event on 2 September 2026 at City Hall. The event brought together **58 attendees**, including representatives from across the **housing, environment, economy, and transport sectors**, to discuss the Draft Plan and its implications for London's future.

The programme combined keynote speeches, facilitated roundtable discussions, and networking opportunities. Participants were allocated to themed discussion tables reflecting their areas of expertise and interest, each facilitated by a London Assembly Member. Through structured discussions, attendees were invited to share their views on the Draft Plan's priorities, identify opportunities and challenges, suggest areas for improvement, and reflect on their experience of the consultation process.

The event comprised of eight roundtables focused on four thematic areas:

Housing

Housing delivery, affordability, housing targets, tenure and density.

Environment

Climate resilience, green space, biodiversity, water resources and environmental sustainability.

Economy

Economic growth, high streets, industrial land, affordable workspace and social value.

Transport

Accessibility, sustainable transport, transport hubs and progress towards the Mayor's Transport Strategy objectives.

Discussion themes

Housing

Inclusive design
Stakeholders questioned whether the Draft London Plan achieves an appropriate balance of housing types, tenures and densities. Across multiple discussions, participants highlighted concerns regarding the supply of family-sized housing and suggested that planning policy continues to incentivise smaller homes. There were calls for greater emphasis on housing suitable for families, key workers and communities with specific needs.

Participants highlighted the need for better provision of accessible and adaptable homes, stronger alignment between planning policy and building regulations, and more robust evidence regarding housing needs among disabled Londoners. Stakeholders argued that accessibility and inclusive design should be integrated from the outset of development and planning processes.

Delivery and viability
Housing delivery was a dominant theme across the housing roundtables, with many participants questioning whether the proposed target of 558,000 homes over ten years is achievable. Concerns highlighted included rising construction costs, financing challenges, and resourcing issues within both the development sector and housing associations. Several participants argued that the Plan should place greater emphasis on learning from previous London Plans, including understanding why earlier housing targets were not met.

The proposed policy change on the release of Green Belt land to prioritise housing delivery was discussed across several housing roundtables. Stakeholders expressed a range of viewpoints on this policy area. Some stakeholders argued that the proposed green belt targets in the Draft Plan were too high, while others expressed a desire for the Mayor to be bolder in setting targets for Green Belt release.

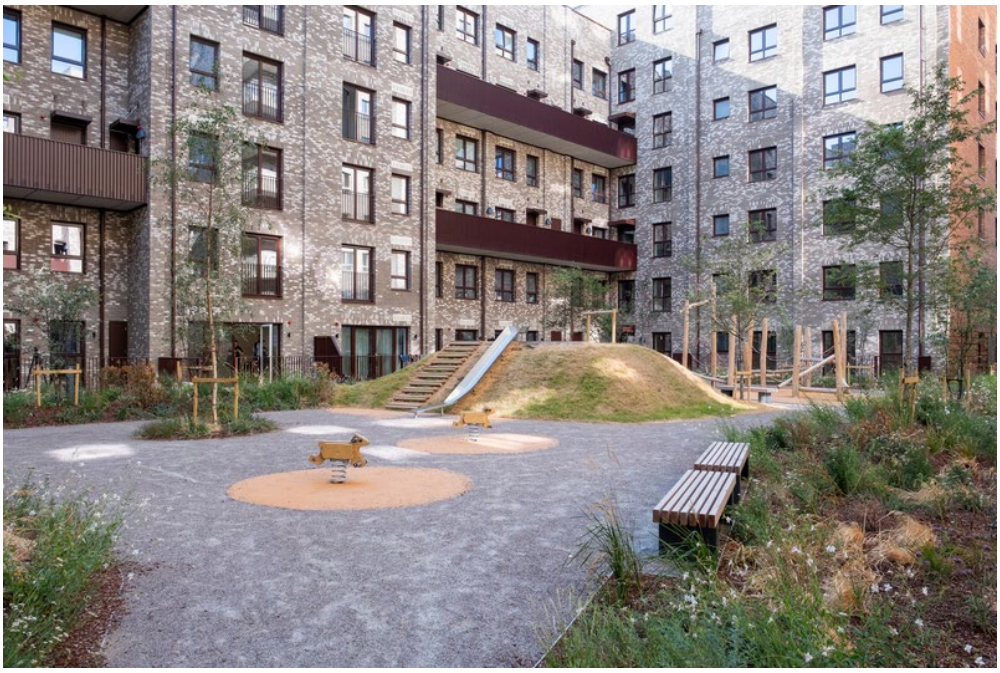
There was significant debate around the relationship between housing targets, affordability requirements and deliverability. Some participants supported a more flexible approach to affordable housing delivery, while others argued that social rent provision should be strengthened and protected. Several stakeholders suggested that housing policy should focus less on overall housing numbers and more on delivering homes that meet identified need.

Discussion themes

Affordable and social housing
Affordable housing emerged as one of the strongest and most consistent themes across discussions. Participants raised the need for more social housing, stronger social rent requirements, concerns about homelessness, temporary accommodation, affordability pressures, and the availability of housing for low-income households. Several participants argued that the Draft London Plan is too reliant on private-sector delivery to meet housing need.

Communities and place-making
Participants across several roundtables emphasised the importance of creating places rather than simply doing development. Stakeholders highlighted the role of town centres, transport hubs, public spaces and social infrastructure in supporting thriving communities. There was support for strengthening policies relating to public realm, community wealth building and local economic activity.

Several participants also expressed concern that social infrastructure receives less emphasis in the Draft London Plan than in previous versions. Contributors highlighted the importance of schools, childcare facilities, health services, community facilities and public spaces in supporting successful neighbourhoods and family life.



Discussion themes

Environment

Green spaces, environment, and climate resilience
Stakeholders were generally supportive of the environmental direction of the Draft London Plan, particularly in relation to biodiversity, rivers and green infrastructure. However, many participants argued that policies could go further in identifying how environmental improvements will be delivered in practice. This included a request for more clarity on process for implementing improvements to green belt land. There were calls for greater clarity regarding flood resilience, water resources and future environmental pressures.

Access to green space was widely supported as a priority. Discussion focused not only on the quantity of green space available to Londoners but also on accessibility, purpose, maintenance, stewardship and long-term funding. Participants also highlighted the importance of blue spaces, walking routes and measures that encourage greater use of natural environments.

Discussion themes

Economy

Future technologies and infrastructure
Several stakeholders argued that the Plan should take a longer-term view of emerging technologies and infrastructure demands. Participants highlighted issues relating to data centres, electricity demand, grid capacity, water resources and digital infrastructure. Some contributors felt that stronger policy direction may be required to manage competing pressures on resources whilst supporting future economic growth and environmental objectives.

Economic growth, productivity and high streets
Participants broadly welcomed aspects of the Draft London Plan's approach to economic growth, including the introduction of strategic economic clusters and the continued protection of industrial land. However, stakeholders questioned whether the Plan provides sufficient clarity about how some policies will operate in practice. There was also discussion regarding the balance between economic productivity, environmental objectives and social value.

The future of high streets emerged as a key topic. Stakeholders emphasised the importance of preserving a diverse mix of businesses, supporting affordable workspaces and ensuring that planning policy reflects the differing needs of areas across London. Participants highlighted concerns about commercial rents, business diversity and the long-term resilience of local economies.

Discussion themes

Transport

Transport, accessibility and healthy neighbourhoods
Stakeholders generally welcomed the Draft London Plan's focus on development around transport hubs and sustainable transport. However, participants argued that accessibility should be embedded more strongly throughout planning policy. There was support for step-free access, inclusive design and direct involvement of disabled Londoners in shaping transport infrastructure and public spaces.

Discussion also focused on progress towards the Mayor's Transport Strategy target for 80 per cent of journeys to be made by walking, cycling or public transport. Participants highlighted the need for better cycling infrastructure, accessible cycle parking and neighbourhood design that enables everyday journeys to be made without reliance on private cars. The concept of healthy, walkable neighbourhoods with access to local services emerged as a recurring priority.

Discussion themes

Consultation and engagement

Collaboration, consultation and public engagement
A recurring theme across several discussions was the importance of collaboration between boroughs, the GLA, public bodies, businesses and communities. Participants highlighted the value of greater coordination across organisations and more consistent implementation of planning policy. There was support for approaches that encourage stronger cross-boundary working and clearer responsibilities for delivery.

Stakeholders also reflected on the consultation process itself. While participants welcomed opportunities to engage with the Draft London Plan, several contributors argued that more could be done to involve communities and make planning policy accessible to wider audiences. There was support for ongoing engagement throughout the lifetime of the Plan, rather than consultation at specific stages only.

Opening keynote
Our collective vision for London
Kunle Barker
Property expert, writer, broadcaster

Draft London Plan
Stakeholder Event

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Participants' reflections

"In development, when large numbers of people move to new areas and lots of housing is developed, I'd like to see more space for people who are walking, wheeling, and cycling. Traffic is still too dominant, and we need to see more space for sustainable modes of transport."

"I'd really like to see the London Plan be tougher on the rules for data centres. We know that there are going to be a lot of data centres coming for London, and that's going to require a lot of power, a lot of water, and it's going to generate a lot of heat. So, we need tough rules to say what is okay, and what isn't."

"I would like to see nature play more of a part in the London Plan because nature is all about resilience. It's about fighting the climate crisis. It's about creating beautiful places that are green, that connect us and allow us to live our best lives in London."

"We need the London Plan to deliver the social rent homes that Londoners desperately need. For homeless Londoners, social rent homes are the only ones that are genuinely affordable, and so the Plan should prioritise those homes."

Next steps

The evidence gathered through the roundtable discussions is being considered by Assembly Members, alongside other consultation evidence gathered during the Assembly's engagement activity of the Draft London Plan. Findings have contributed to the Planning and Regeneration Committee's scrutiny process and will help to inform its consultation response to the Mayor on the Draft London Plan.

Acknowledgements

We would like to extend a particular thank you to the stakeholders who generously contributed their time to take part in this engagement event, sharing their insights, perspectives and knowledge to inform the Assembly's work.

With special thanks to our event keynote speakers, **writer and broadcaster, Kunle Barker** and **Future of London CEO, Nicola Mathers**. Kunle and Nicola were instrumental in framing London's current and future context for the roundtable discussions.

Stakeholders in attendance:

- Apex Housing Group
- Age UK London
- Barratt London
- BusinessLDN
- Centre for Cities
- Chartered Institution of Highways and Transportation
- CMA Planning
- Community Plan for Holloway
- Demos
- Diverse Dialogues
- East End Trades Guild
- Environment Agency
- Friends of Queen's Market
- Friends of the Earth
- Future of London
- Global Action Plan
- Heart of London
- Business Alliance
- Historic England
- Home Builders Federation
- HTA Design LLP
- Inclusion London
- Just Space
- LDN Collective
- Lendlease
- Logistics UK
- London & Partners
- London and Wider South East Strategic Planning Network
- London Borough of Hackney
- London Community Land Trust
- London Forum of Amenity and Civic Societies
- London Living Streets
- London Tenants Federation
- London TravelWatch
- London Wild Life Trust
- Newmark
- Pocket Living
- Populo Living
- Public Interest Law Centre
- RCKa
- Shelter
- Sheridan Development Management Ltd
- Social Life
- Social Value Portal
- Southwark Council
- Southwark Law Centre
- Space Syntax
- Tonic Housing
- Turley
- University of East London
- Urban Purpose
- We Made That

Other formats and languages

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Chinese

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Email 与我们联系。

Hindi

यदि आपको इस दस्तावेज 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।

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.

Bengali

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

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.

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۔

Turkish

Bu belgenin kendi dilinize çevrilmiş bir özetini
okumak isterseniz, lütfen yukarıdaki telefon
numarasını arayın, veya posta ya da e-posta
adresi aracılığıyla bizimle temasa geçin.

Arabic

إذا كنت أنت أو أحد معارفك بحاجة إلى هذا التقرير
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020 7983 4100 أو عبر البريد الإلكتروني
assembly.translations@london.gov.uk

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।

Gujarati

જો તમારે આ દસ્તાવેજનો સાર તમારી ભાષામાં
જોઈતો હોય તો ઉપર આપેલ નંબર પર ફોન કરો
અથવા ઉપર આપેલ ટપાલ અથવા ઈ-મેઈલ સરનામા
પર અમારો સંપર્ક કરો.

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