

SUMMARY OF THE DRAFT LONDON PLAN 2026

The draft London Plan will have an irreparable and damaging effect over the next decade and beyond. It is a worse plan than ever before.

The Plan enables the wrong sort of development, not based on what London needs. It measures growth through buildings, not people. It repeats the mistakes of the last twenty years.

It encourages as much housing and office development as possible across London, calling it “optimisation”. Low-quality high-rise blocks will multiply. This will fuel more speculation, higher prices and rents, when we desperately need genuinely affordable housing.

The draft London Plan is undemocratic: it is a manual for property developers, who have helped to write it, while the concerns of Londoners have been ignored.

It REDUCES many protections and safeguards that are needed:

- Selling off public land and community assets
- No longer protecting acres of parks and green spaces
- Encouraging Data Centres
- Demolishing council homes
- Increasing congestion
- Increasing carbon emissions
- Reducing biodiversity protection
- Throwing out Equalities policies
- Abandoning requirements for public consultation

This year, community groups wrote their concerns into the Just Space ‘Alternative London Plan for a Caring City’ (see over) to show that there are sound alternatives. It has been ignored by the Mayor and his planning team.

OBJECT TO THE PLAN

DEADLINE: Consultation closes 5.00 pm THURSDAY 15th OCTOBER

Email address for objections: londonplan@london.gov.uk

Get advice on how to object - go to the Just Space London Plan page
<https://justspace.org.uk/london-plan/>

Find the Draft London Plan :

<https://www.london.gov.uk/programmes-strategies/planning/london-plan/next-london-plan/draft-london-plan-consultation/draft-london-plan-consultation-resources/draft-london-plan>

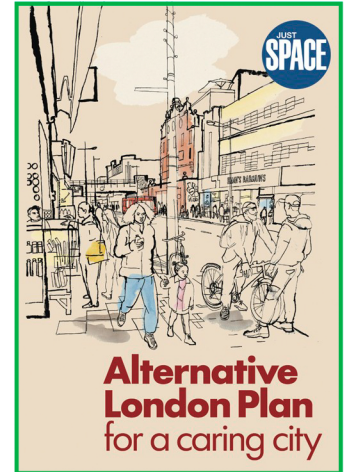


The **Draft London Plan 2026** is a developer-led, growth-oriented strategy that seeks to boost housing supply through market mechanisms, including increasing densities and promoting tall buildings. It aims to balance economic growth with social and environmental objectives, but its reliance on the speculative housing model and viability testing means it will again fail to deliver the genuinely affordable homes Londoners need.

The **Just Space Alternative Plan for a Caring City** is a community-led, wellbeing-oriented vision that prioritises genuine affordability, social justice, community power, and environmental sustainability. It argues for a fundamental shift away from the financialisation of housing and land,

advocating a non-speculative, public sector-led, and community-controlled approach to planning.

The fundamental difference is between a plan that serves bad growth and investor interests and one that serves people and communities.



Philosophy

Good Growth objectives (economic growth, homes for all, a greener, healthy, resilient city)

Caring City policies (people, community, planet, post-growth)

Housing

558,000 homes over 10 years, market-led, variable "affordable"

Social rent as infrastructure, needs-based, non-negotiable social rent

Density & Height

Minimum densities, promote mid-rise and tall buildings (100m+)

Maximum densities, limit tall buildings, mid-rise preferred

Community

Top-down, statutory consultation

Co-production, community power, democratic reform

Economy

Financial services, growth sectors, property-led

Local economy, small business, social value, no net loss of industrial land

Environment

Net zero for operational carbon, weak on embodied carbon

Strong on embodied carbon, retrofit-first, full BNG, protect floodplains
(Biodiversity Net Gain)

Transport

Sustainable transport, but in practice prioritises cars in outer London

Zero-carbon streets, prioritise buses, fair road pricing, oppose aviation expansion