

A wide-angle photograph of the London skyline, featuring several prominent skyscrapers in Canary Wharf, including the HSBC and Barclays buildings. In the foreground, the distinctive, angular glass structure of the O2 arena is visible, situated on the waterfront. The sky is a clear, bright blue with some light clouds. A thin horizontal line is positioned below the 'MAYOR OF LONDON' text.

**MAYOR OF LONDON**

# Towards a new London Plan

**IN PERSON CONSULTATION EVENT**

9 May to 22 June 2025

# THANK YOU

---

- Thank you for joining us today
  - Outline *Towards a new London Plan*
  - Q&A
- 
- All responses submitted:
    - Online survey (preferred)
    - By email
    - By post



# LONDON PLAN DEVELOPMENT STAGES

---



# KEY POINTS

---

- Not a draft plan
- Sets out key directions and choices
  - Not all choices will be possible
  - Not all choices are the Mayor's preferred approach
  - Some choices reflect what we have been told already
- Very challenging delivery environment
- London Plan **will not increase overall burden** on development at this stage

## MAYOR'S FOREWORD

---

- Fairer, greener city that Londoners deserve
- Dual priorities of housing and economy
- Made progress on housing but insufficient, and unacceptable impacts of housing crisis
- Plan for 880,000 homes (government 88,000 p.a.)
- Making best use of land, increase densities, increase housing rates in every borough
- Extraordinary challenge
- Brownfield first
- Green belt against strict requirements – affordable housing, quality design, transport connectivity, biodiversity and access to greenspace
- London Plan must become more streamlined and focussed

# INTRODUCTION

---

- What is a London Plan – statutory role
- Time period
- 880,000 homes
- Viability
- Consultation document doesn't include everything/things that are expected to stay the same
- Everything will be rewritten (even if the policy impact stays the same) – streamlined
- Some difficult choices set out reflecting feedback from industry / stakeholders...don't necessarily reflect the views of the Mayor
- Legal and procedural requirements





# HOUSING

---

- Plan for 880,000 homes
- A very big challenge and increase
- London Plan has to set borough targets
- Brownfield first (but not a sequential test!) –
  - Call for sites/Land4LDN, Opportunity Areas, Central Activities Zone, town centres/high streets, industrial land, wider urban and suburban intensification
- We can't do by brownfield alone, even with significant policy changes
- Other –
  - National changes including introducing “grey belt”
  - Large scale urban extensions
  - Metropolitan Open Land – e.g. some golf courses

# OTHER HOUSING MATTERS

---

- Review affordable housing thresholds
- Make more of Build to Rent
- Review the impact of student housing and get the right balance
- Consider whether the London Plan should be more specific about the different types of housing e.g. older persons' housing
- Provide for Gypsy, Travellers and Travelling Showpeople pitches



# ECONOMY

---

- Dual priority with housing
- Maintain focus on Central Activities Zone economic / unique functions (rather than significant change to housing)
  - Crossed by strategic views so changing some has limited development uplift
  - But within this, review CAZ boundaries and release less 'CAZ' areas (also consider Northern Isle of Dogs)
- Specialist clusters not well recognised outside CAZ
  - Revisit designation hierarchy
- Remove all distinctions for town centres and encourage *any* commercial activity (without mixed messages), potentially with some exclusions e.g. betting shops?
- Clearer about reviewing boundaries to release under-performing town centre locations (especially for housing)
- Set industrial capacity strategically, in the best locations (including grey/green belt where appropriate)
- Focus designated industrial land on heavy industrial, and consider light industrial in town centres

## ECONOMY (CONT)

---

- Agent of change– leave to national regime or role for London-specific?
- Review Creative Enterprise Zones (and whether they are ‘planning’)
- Allow hotels/visitor accommodation anywhere where commercial is ok
- Short-term lets needs to align with national position
- Digital (5G) – leave to national regime
- Data centres – we need them but need to manage impacts
- London-wide skills brokering
- Widen types of affordable workspace e.g. hospitality, food and beverage



# LONDON'S CAPACITY FOR GROWTH AND DESIGN

---

- Set acceptable building heights (excluding impact on heritage assets)
  - 4 storeys everywhere
  - higher near stations – heights tbc
- London-wide design code for small sites intensification
  - Lewisham model or Croydon model
- London Plan could set out tall building locations (together with boroughs)
- We need transport infrastructure to unlock densities
- Heritage – leave to national regime? (except views and World Heritage Sites)
  - Better options to retrofit heritage buildings

# DESIGNING THE HOMES WE NEED

---

- Heat risk, ventilation and overheating e.g. dual aspect – leave to national regime or keep?
- Homes for families – will be flats rather than houses with gardens – how do we make that work?
- National space standards – still opt in
  - Wheelchair housing – how do we make sure it works for those who need it
  - 20cm higher headroom
  - Outdoor amenity space (usually balcony)
- Inclusive design – how do we do this?
  - Child-friendly city, disabled Londoners, minoritized Londoners, women, girls and gender diverse people



# INFRASTRUCTURE, CLIMATE CHANGE AND RESILIENCE

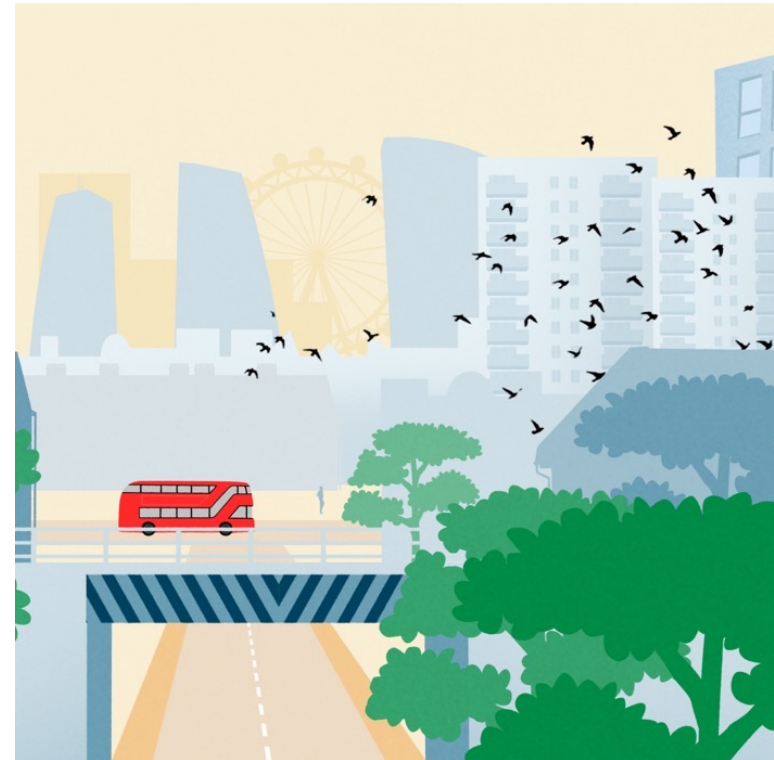
---

- Environmental policies – leave to national regime or keep?
- Energy standards – leave to national, switch to new industry standards or stick?
- Heat networks – leave to national, except using waste heat sources effectively?
- Whole Life Carbon and Circular Economy – add benchmarks to current reporting (so industry know when they have done enough e.g. Marks & Spencers)?
- Waste – London Plan has to apportion (leave the rest to national)
- Open spaces – Revisit how we assess and what is open space
- Fix unintended national changes to Metropolitan Open Land to distinguish from green belt
- Simplify Urban Greening
- Require Greenfield Runoff Rates for flood risk management (especially surface flooding)

# INFRASTRUCTURE, CLIMATE CHANGE AND RESILIENCE

---

- Review cycle parking standards – in light of dockless e-bikes etc
- Revisit car parking including charging infrastructure
- Require borough plans to include walking and cycling network
- Fire safety – leave to national regime once there is a proper national framework in place
- Air quality – Benchmarks for Air Quality Positive
- Cooling – how can we create cooler spaces between buildings
- Hot food takeaways – leave to national?



# MAYOR OF LONDON

---

**Q&A**

