

MAYOR OF LONDON



Towards a new London Plan

IN PERSON CONSULTATION EVENT

9 May to 22 June 2025

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 - viability
- London Plan **will not increase overall burden** on development at this stage
- All responses submitted separate to events - online survey strongly preferred
- Everything will be rewritten (even if the policy approach stays the same) – streamlined



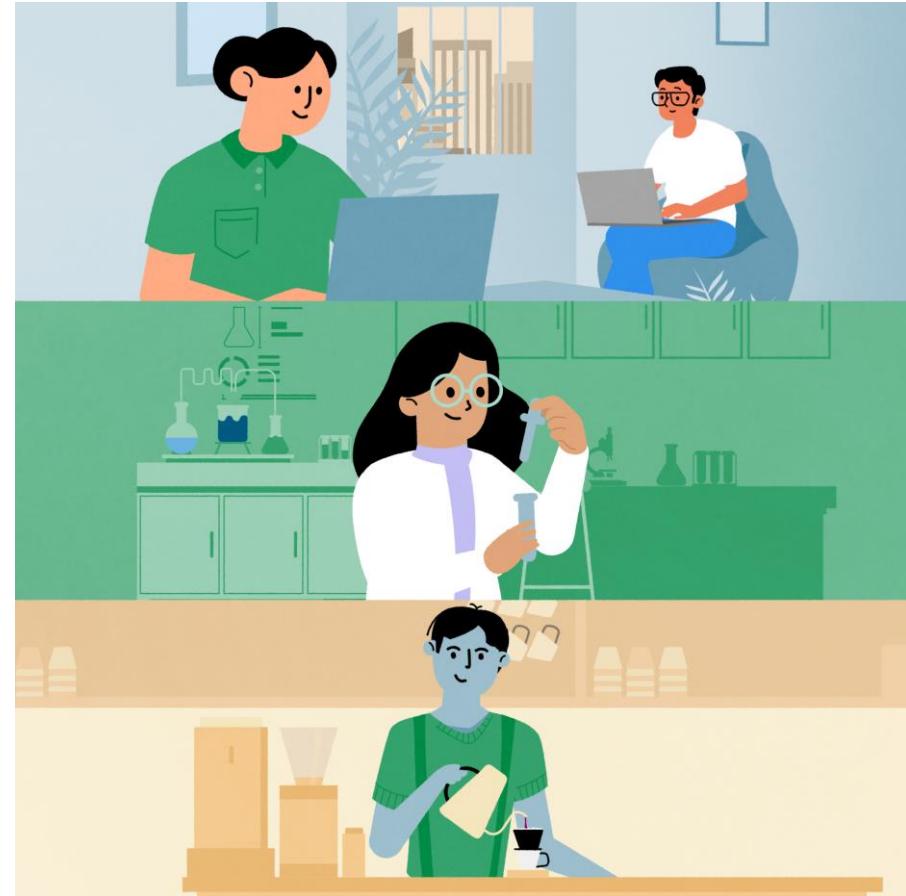
HOUSING

- 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!)
- 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



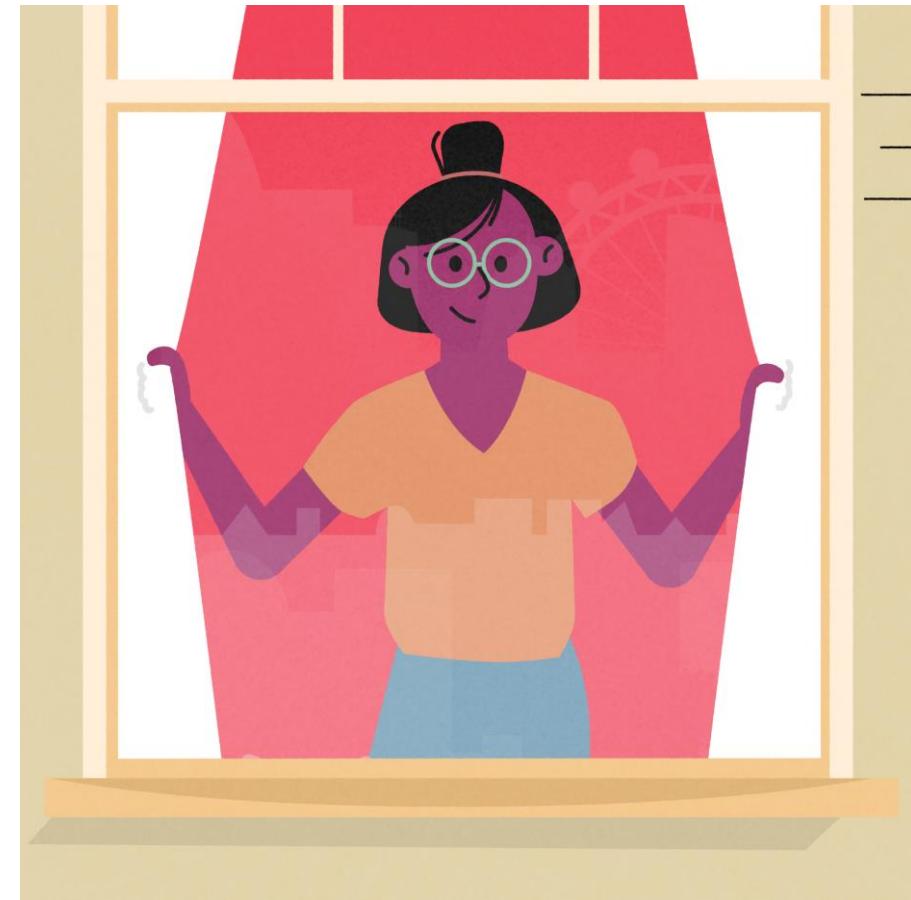
ECONOMY

- Dual priority with housing
- Maintain importance of Central Activities Zone
- New economic designation outside CAZ / town centres / industrial
- Town centres and high streets for *any* commercial activity - potentially with some exclusions e.g. betting shops?
- Clearer about reviewing town centre boundaries (especially release for housing)
- Set industrial capacity strategically (including grey/green belt where appropriate)
- Focus industrial on heavy industrial - consider light industrial in town centres



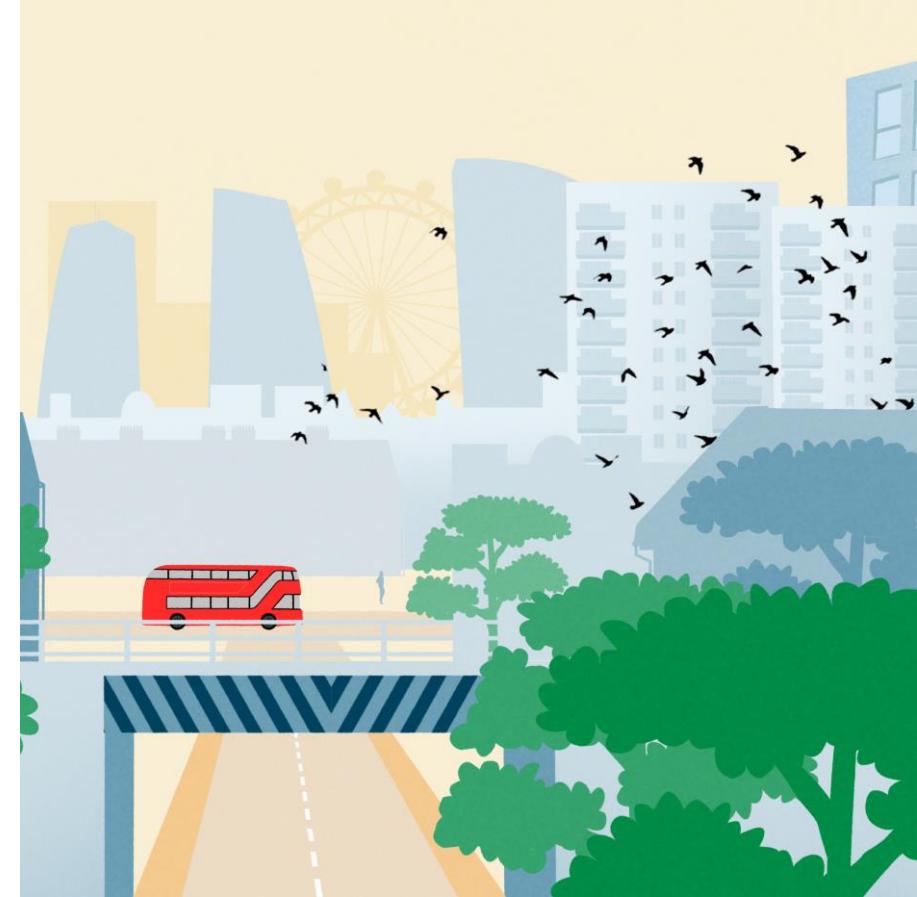
LONDON'S CAPACITY FOR GROWTH AND DESIGN

- Set acceptable building heights (excluding where impact on heritage assets)
 - 4 storeys everywhere
 - higher near stations – heights tbc
- London-wide design code for small sites intensification
- London Plan could set out tall building locations (together with boroughs)
- Need transport infrastructure to unlock densities
- Heritage – leave to national regime? (except views and World Heritage Sites)
- Homes for families to be flats rather than houses – how do we make that work?



INFRASTRUCTURE, CLIMATE CHANGE AND RESILIENCE

- Environmental policies – leave to national regime or keep?
- Use benchmarks to current reporting (so industry know when they have done enough Energy standards)
- Open spaces – Revisit how we assess and what is open space
- Fix unintended national changes to Metropolitan Open Land to distinguish from green belt



LONDON PLAN DEVELOPMENT STAGES



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Q&A