

London

<https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan>

What is the London Plan?

Strategic Planning

Strategic planning in London is the shared responsibility of the Mayor of London, 32 London boroughs and the Corporation of the City of London. Under the legislation establishing the Greater London Authority (GLA), the Mayor has to produce a spatial development strategy (SDS) – which has become known as ‘the London Plan’ – and to keep it under review. Boroughs’ local development documents have to be ‘in general conformity’ with the London Plan, which is also legally part of the development plan that has to be taken into account when planning decisions are taken in any part of London unless there are planning reasons why it should not.

What is the London Plan?

Neighbourhood Plans

The Localism Act 2011 empowers communities to prepare neighbourhood plans for their area. In London, these plans are also required to be in general conformity with the policies in the London Plan. The Mayor intends this document to be a useful resource for those preparing neighbourhood plans, and is preparing guidance on how it can be used for this purpose.

Objectives and Process

The general objectives for the London Plan, and the process for drawing it up, altering and replacing it, are currently set out in the Greater London Authority Act 1999 (as amended) and supporting detailed regulations.

London Plan

The overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years

The document that brings together the geographic and locational (although not site specific) aspects of the Mayor’s other strategies – including those dealing with:

- Transport
- Economic Development
- Housing
- Culture
- A range of social issues such as children and young people, health inequalities and food
- A range of environmental issues such as climate change (adaptation and mitigation), air quality, noise and waste

The framework for the development and use of land in London, linking in improvements to infrastructure (especially transport); setting out proposals for implementation, coordination and resourcing; and helping to ensure joined-up policy delivery by the GLA Group of organisations (including Transport for London)

The strategic, London-wide policy context, which boroughs should set their detailed local planning policies

The policy framework for the Mayor’s own decisions on the strategic planning applications referred to him

An essential part of achieving sustainable development, a healthy economy and a more inclusive society in London

Under the legislation setting up the GLA, the London Plan should only deal with things of strategic importance to Greater London. The legislation also requires that the London Plan should take account of three cross-cutting themes:

- Economic development and wealth creation
- Social development; and
- Improvement of the environment.

Equality of Opportunity

The Mayor has also had regard to the principle that there should be equality of opportunity for all people, and to:

- Reducing health inequality and promoting Londoners' health
- Climate change and the consequences of climate change
- Achieving sustainable development in the United Kingdom
- The desirability of promoting and encouraging use of the Thames, particularly for passenger and freight transportation
- The need to ensure consistency between the strategies prepared by the Mayor
- The need to ensure consistency with national policies and international treaty obligations notified to the Mayor by Government, and
- The resources available to implement the Mayor's strategies.

Under the Crime and Disorder Act 1998, the GLA also has to do all it reasonably can to prevent crime and disorder.

European context

In drawing up the new London Plan, the Mayor has also had regard to relevant European Union legislation and policy instruments like the European Spatial Development Perspective (ESDP).

Review

The Mayor is legally required to keep the London Plan under review. Government guidance also sets out the procedure to be followed when he decides that the Plan should be amended (or 'altered' under planning law), or when he decides there should be a completely new (or 'replacement') Plan.

The London Plan

The spatial development strategy for London consolidated with alterations since 2011

To help improve access to the policies in the London Plan and their associated supporting text we have created this on-line version. Each policy has its own page, as do the bits of supporting text that are not directly associated with a specific policy. Our aim is to recreate the text from the plan as closely as we can, but this is not always possible. For example the numbering of the footnotes begins at 1 on each webpage, so does not match the numbering in the plan. We have also occasionally made small changes to the text, for example where it has been necessary to create hyperlinks to related policies. There are also significant differences in the formatting and in the display of tables and maps. For the avoidance of doubt, this is an additional resource that does not replace the published London Plan. In the event that there are differences, the London Plan as published is always the definitive version.

Context and Strategy

Abstract - The Mayor's vision and objectives

Vision

1.52 Against the context set out in this chapter, the Mayor has put forward a vision for the sustainable development of London over the period covered by this Plan: Over the years to 2036 – and beyond, London should:

Excel among global cities – expanding opportunities for all its people and enterprises, achieving the highest environmental standards and quality of life and leading the world in its approach to tackling the urban challenges of the 21st century, particularly that of climate change.

Achieving this vision will mean making sure London makes the most of the benefits of the energy, dynamism and diversity that characterise the city and its people; embraces change while promoting its heritage, neighbourhoods and identity; and values responsibility, compassion and citizenship.

Objectives

1.53 This high level, over-arching vision is supported by six detailed objectives. These embody the concept of sustainable development. They give more detail about how the vision should be implemented, and link it to the detailed policies in the following chapters:



London Plan contents

- 1 Context and Strategy

- 2 London's Places
- 3 London's People
- 4 London's Economy
- 5 London's response to Climate Change
- 6 London's Transport
- 7 London's Living Places and Spaces
- 8 Implementation, Monitoring and Review

2 An internationally competitive and successful city with a strong and diverse economy and an entrepreneurial spirit that benefit all Londoners and all parts of London; a city which is at the leading edge of innovation and research and which is comfortable with – and makes the most of – its rich heritage and cultural resources.

3 A city of diverse, strong, secure and accessible neighbourhoods to which Londoners feel attached, which provide all of its residents, workers, visitors and students – whatever their origin, background, age or status – with opportunities to realise and express their potential and a high quality environment for individuals to enjoy, live together and thrive.

4 A city that delights the senses and takes care over its buildings and streets, having the best of modern architecture while also making the most of London's built heritage, and which makes the most of and extends its wealth of open and green spaces, natural environments and waterways, realising their potential for improving Londoners' health, welfare and development.

5 A city that becomes a world leader in improving the environment locally and globally, taking the lead in tackling climate change, reducing pollution, developing a low carbon economy, consuming fewer resources and using them more effectively.

6 A city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities with an efficient and effective transport system which actively encourages more walking and cycling, makes better use of the Thames and supports delivery of all the objectives of this Plan.

Objectives 1-6

Ensuring London is:

1 A city that meets the challenges of economic and population growth in ways that ensure a sustainable, good and improving quality of life and sufficient high quality homes and neighbourhoods for all Londoners and help tackle the huge issue of deprivation and inequality among Londoners, including inequality in health outcomes.

London Plan technical and research reports

- Housing
- Town Centres
- Economy, Employment, Offices and Industry
- Retail
- Tourism
- Environment
- Social Infrastructure

the River Thames safely, in particular for transportation of freight and passengers. He also recognises the importance of the Thames and other London waterways to a range of policy objectives, including mitigating climate change, providing important leisure and amenity benefits, and enhancement of London's natural environment and economic development.

Specific policies dealing with the "Blue Ribbon Network" of waterways are set out in Chapter 7, but other policies (such as those on sports facilities (Policy 3.19), developing London's economy (Policy 4.1), London's visitor infrastructure (Policy 4.5), flood risk management (Policy 5.12), sustainable drainage (Policy 5.13), water quality and wastewater infrastructure (Policy 5.14), water use and supplies (Policy 5.15), freight (Policy 6.14), place shaping (policies 7.1-7.7) and the historic environment and landscapes (policies 7.8-7.12) will also be particularly relevant.

Quality of life

1.56 The Mayor's commitment to ensuring all Londoners can enjoy a good, improving and sustainable quality of life now, over the period to 2036 and into the future, underpins the vision and objectives. The quality of life that Londoners experience when living, working, visiting and moving around London is fundamental to how they feel about the city – and to how the capital is perceived from outside. The decisions we make about our city now will shape the quality of life of those who come after us and their view of how successful we have been in our stewardship of the city.

1.54 The principles set out in these objectives, and particularly the third, will be applied by the Mayor to the new and existing neighbourhoods in the Lea Valley that are developing and evolving following the 2012 Olympic and Paralympic Games (see Policy 2.4).

Under the GLA Act 13, the Mayor is required to have regard to the desirability of promoting and encouraging the use of

The National Planning Policy Framework

The National Planning Policy Framework was published on 27 March 2012 and sets out the Government's planning policies for England and how these are expected to be applied.

- 1 Building a strong, competitive economy
- 2 Ensuring the vitality of town centres

3	Supporting a prosperous rural economy	Activities Zone (2.10-12), regeneration areas (2.14), town centres (2.15) and green infrastructure (2.18) – in Chapter Two (London’s Places) ensuring equal life chances for all (3.1) addressing health
4	Promoting sustainable transport	inequalities, (3.2) ensuring an adequate supply of good quality homes for all Londoners (3.3–3.15) and sufficient social infrastructure (3.16–3.19) in Chapter Three (London’s People)
5	Supporting high quality communications infrastructure	
6	Delivering a wide choice of high quality homes	<ul style="list-style-type: none"> • Ensuring and developing a London economy that provides jobs, goods and services Londoners need – including those on developing the economy (4.1), arts, culture and entertainment (4.6), retail, town centres and small shops (4.7–4.9), encouraging a connected economy (4.11), and improving opportunities for all (4.12) in Chapter Four (London’s Economy)
7	Requiring good design	
8	Promoting healthy communities	
9	Protecting Green Belt land	<ul style="list-style-type: none"> • Mitigating the scale of future climate change (5.1–5.8), adapting to the change that is now inevitable (5.9–5.13) and, as part of this, ensuring high water to address existing need for development, regeneration and promotion of social and economic convergence with other parts of London and as the location of the largest opportunities for new homes and jobs.
10	Meeting the challenge of climate change, flooding and coastal change	
11	Conserving and enhancing the natural environment	<ul style="list-style-type: none"> • Providing a transport network enabling easy access to jobs, opportunities and facilities while mitigating adverse environmental and other impacts in Chapter Six (London’s Transport)
12	Conserving and enhancing the historic environment	<ul style="list-style-type: none"> • Supporting a high quality urban living space – including building neighbourhoods (7.1), inclusive environments (7.2), high quality built environments (7.3–7.7), protection of London’s heritage (7.8–7.12), air and noise pollution (7.14–7.15), protection and enhancement of open and natural environments (7.16–7.22) and of the Blue Ribbon Network of waterways (7.24–7.30) in Chapter Seven (London’s Living Space)
13	Facilitating the sustainable use of minerals	<ul style="list-style-type: none"> • Setting out strategic priorities for use of the planning system to secure infrastructure and other benefits to support improving quality of life in Chapter Eight (Implementation, Monitoring and Review).

1.57 This is a fundamental theme (Quality of Life) that runs through all the chapters and policies of this Plan, in particular the policies dealing with:

- Quality of life issues in particular places within London – particularly those on the 2012 Games and their legacy (2.4) outer London (2.6 – 2.8), inner London (2.9), the Central

Policy 1.1 Delivering the Strategic Vision and Objectives for London

Strategic

A Growth and change in London will be managed in order to realize the Mayor’s vision for London’s sustainable development to 2036

set out in paragraph 1.48 and his commitment to ensuring all Londoners enjoy a good, and improving quality of life sustainable over the life of this Plan and into the future.

B Growth will be supported and managed across all parts of London to ensure it takes place within the current boundaries of Greater London without:

- **Encroaching on the Green Belt, or on London's protected open spaces**
- **Having unacceptable Impacts on the environment**

The development of east London will be a particular priority to address existing need for development, regeneration and promotion of social and economic convergence with other parts of London and as the location of the largest opportunities for new homes and jobs.

1.58 It also requires action on issues outside the scope of the London Plan and addressed in other mayoral strategies and programmes (action on crime and anti social behaviour, for example).

London Plan policies

1.59 The content of policies in this Plan is split between:

Strategic

Strategically important statements of Mayoral policy
Planning decisions: policies that will be applied by the Mayor and other planning authorities in deciding planning applications
LDF preparation: advice to boroughs in preparing their Local Development Frameworks (what the NPPF terms "local plans") and to those preparing neighbourhood plans.

Local

This falls into two categories.

Firstly, areas of flexibility, where authorities/ neighbourhoods may want to consider how its particular circumstances might differ from those of London overall.

Secondly, areas where it will be necessary for boroughs/neighbourhoods to carry out more detailed analyses of local circumstances on which to base policies for local use in determining planning applications.

1.60 This three-part distinction is intended to make the Plan easier to use. As with the Plan itself, policies should be taken as a whole, and not their individual parts. 'Planning decisions' policies should be reflected in LDFs and 'LDF preparation' policies should inform planning decisions, with 'strategic policy' providing the context for both. The Mayor will take all three categorisations into account in taking decisions on strategic planning proposals and the general conformity of LDFs with the London Plan.

Policy 1.1 Delivering the Strategic Vision and Objectives for London continued

C Other mayoral plans and strategies, decisions on development proposals and investment priorities, and borough DPDs and development decisions should aim to realise the objectives set out in paragraph 1.53 so that London should be:

- A city that meets the challenges of economic and population growth
- An internationally competitive and successful city
- A city of diverse, strong, secure and accessible neighbourhoods
- A city that delights the senses
- A city that becomes a world leader in improving the environment
- A city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities.

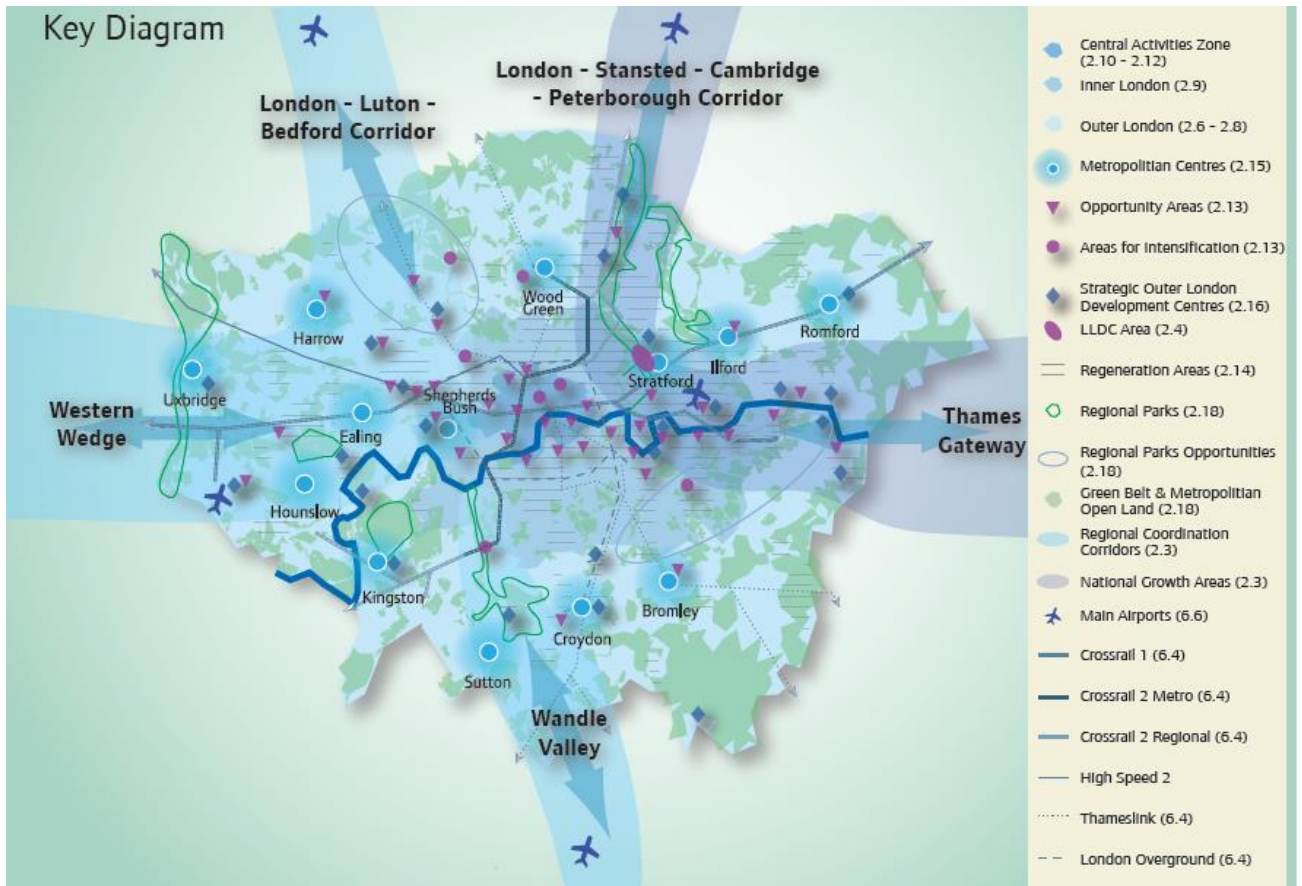
The first London Plan was published by then-Mayor Ken Livingstone in 2004, before being subject to formal 'alterations' to keep it up to date. Boris Johnson published a full replacement Plan of his own in 2011, which has also been subject to alterations, most recently in 2015. A further minor 'alteration' is expected in spring 2016 to refine policy on housing and parking standards.

Reflecting its unique status, the process for changing the London Plan is more rigorous than that for other Mayoral strategies. Not only is the draft subject to public consultation, consideration by government and scrutiny by the London Assembly, it is also subject to a formal Examination in Public (EiP). This is chaired by an independent inspector who will consider all the consultation responses and invite respondents to represent their views in person at the EiP.

Following this the inspector submits his report and recommendations to the Mayor who must take it into account when preparing his 'intend to publish' draft of the Plan for government. Government can intervene at any time during the Plan preparation process and formally direct the Mayor to take a particular course of action.

London Plan review process

The Mayor has a duty to keep the London Plan under review so that it addresses changing trends and issues – around population increase, for example. The reviewing process is informed by the Annual Monitoring Report, which tracks and publishes the progress made in delivering the Plan's policies.



London Plan
Key Diagram