

**MAYOR OF LONDON**

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# The London Plan 2021

Delivering Good Growth for London

**Slides prepared at GLA 2021 by**

Rob McNicol – London Plan Manager, Greater London Authority

**(Rob has now moved to City of London; Nina Miles is now Manager)**

Friday p 2: memorandum to myself

# Put recording on

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# London and its governance

# LONDON TODAY

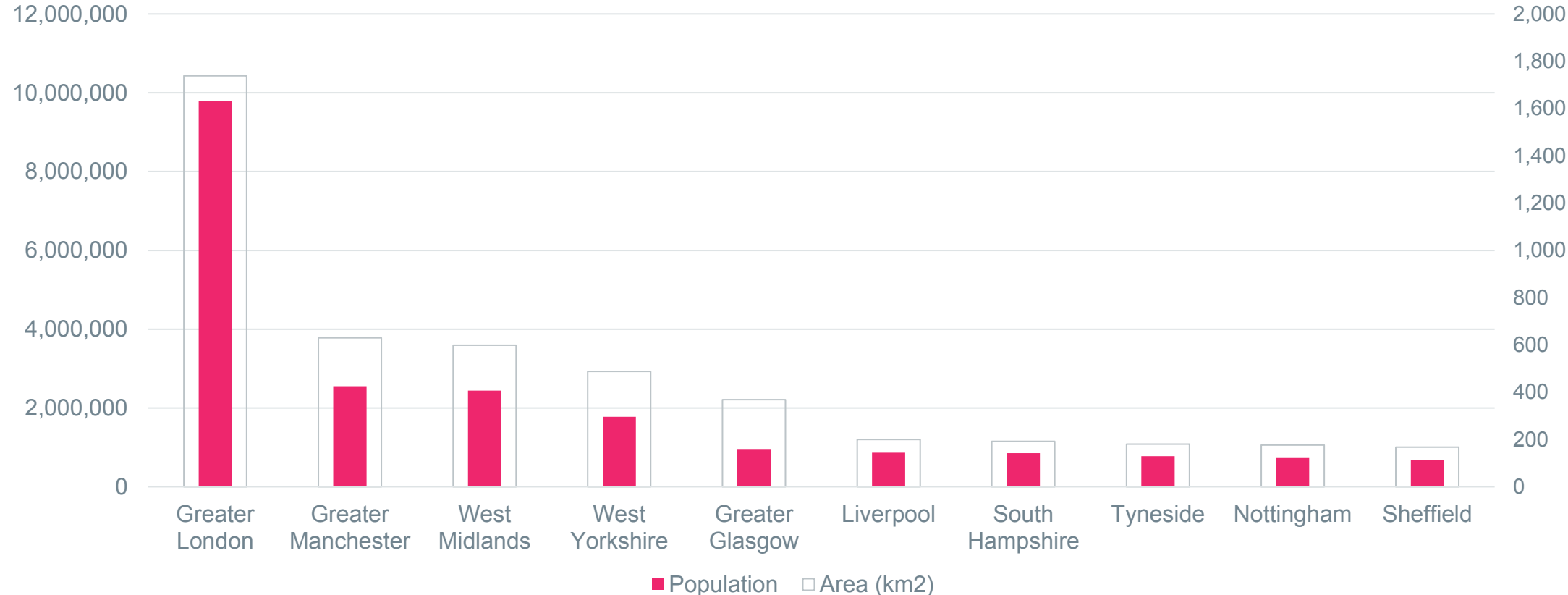
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- Capital city of the UK
- Seat of monarchy, government, major institutions, international businesses and cultural organisations
- Population: c. 9m residents
- Area: 1,569 square km



# LONDON AND OTHER CITIES

Population and area of largest UK conurbations (2011)

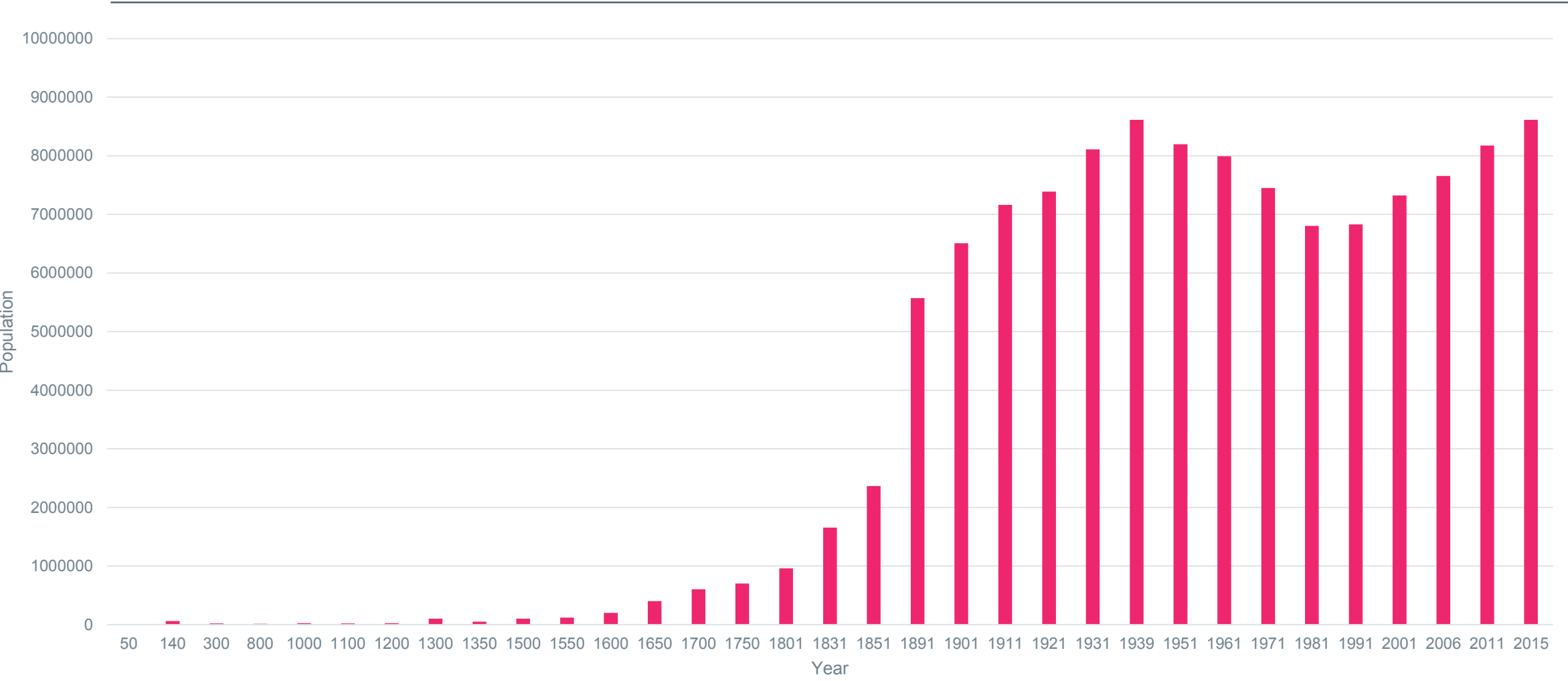


Source: [https://en.wikipedia.org/wiki/List\\_of\\_urban\\_areas\\_in\\_the\\_United\\_Kingdom](https://en.wikipedia.org/wiki/List_of_urban_areas_in_the_United_Kingdom)

# TRADE AND THE THAMES



# LONDON'S HISTORIC POPULATION



# GOVERNING LONDON – LCC

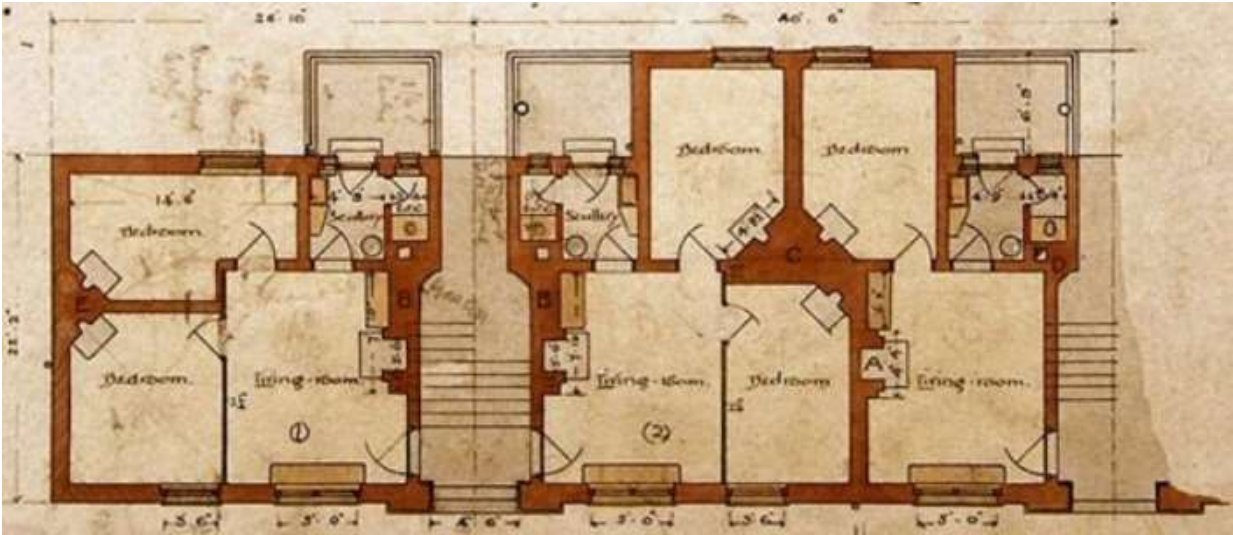
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The London County Hall in 1922



# HOUSING IN LONDON – THE LCC YEARS



# HOUSING IN LONDON – THE LCC YEARS

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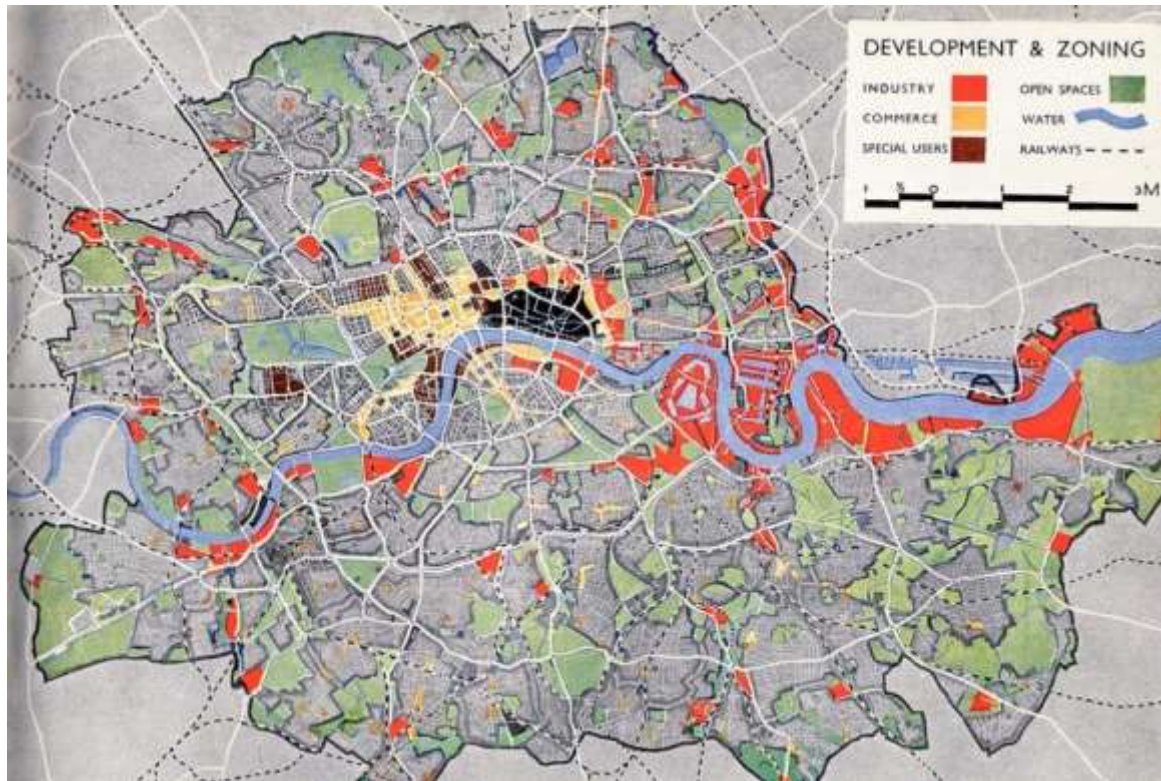


# LONDON IN THE 20<sup>TH</sup> CENTURY

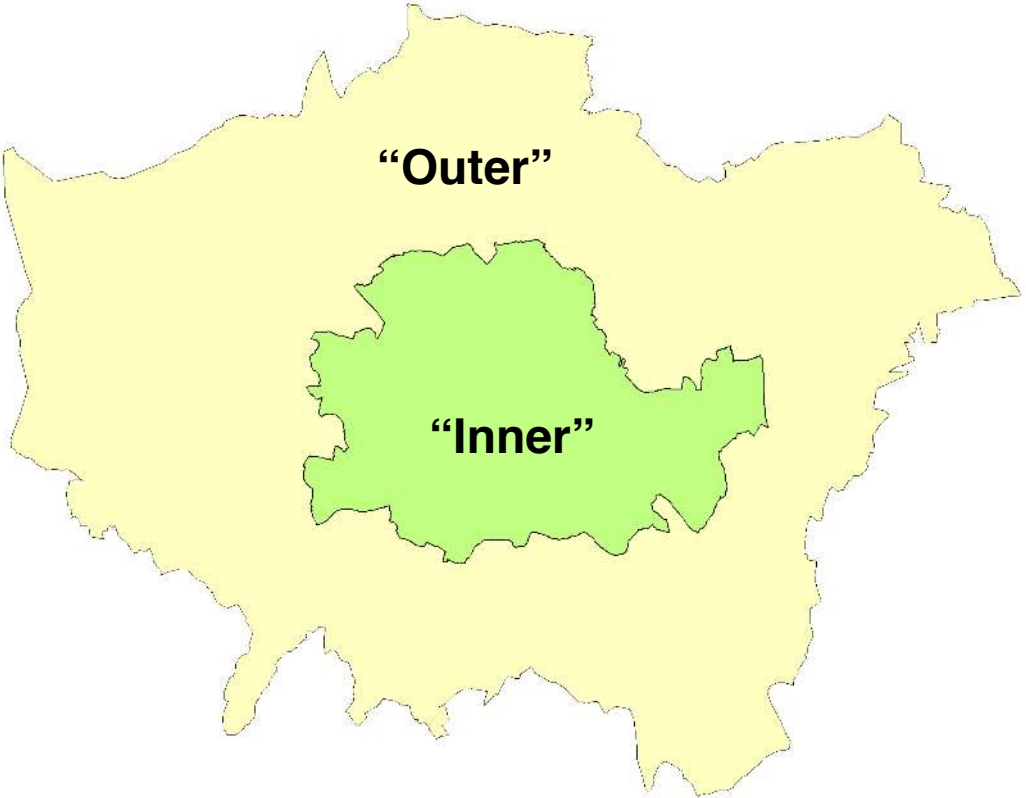


# LONDON IN THE 20<sup>TH</sup> CENTURY

- Proud City – a short film explaining the 1943 London Plan:  
<https://archive.org/details/ProudCity>



# LONDON GOVERNANCE



# LONDON'S MAYORS

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**KEN  
LIVINGSTONE**  
2000 – 2008

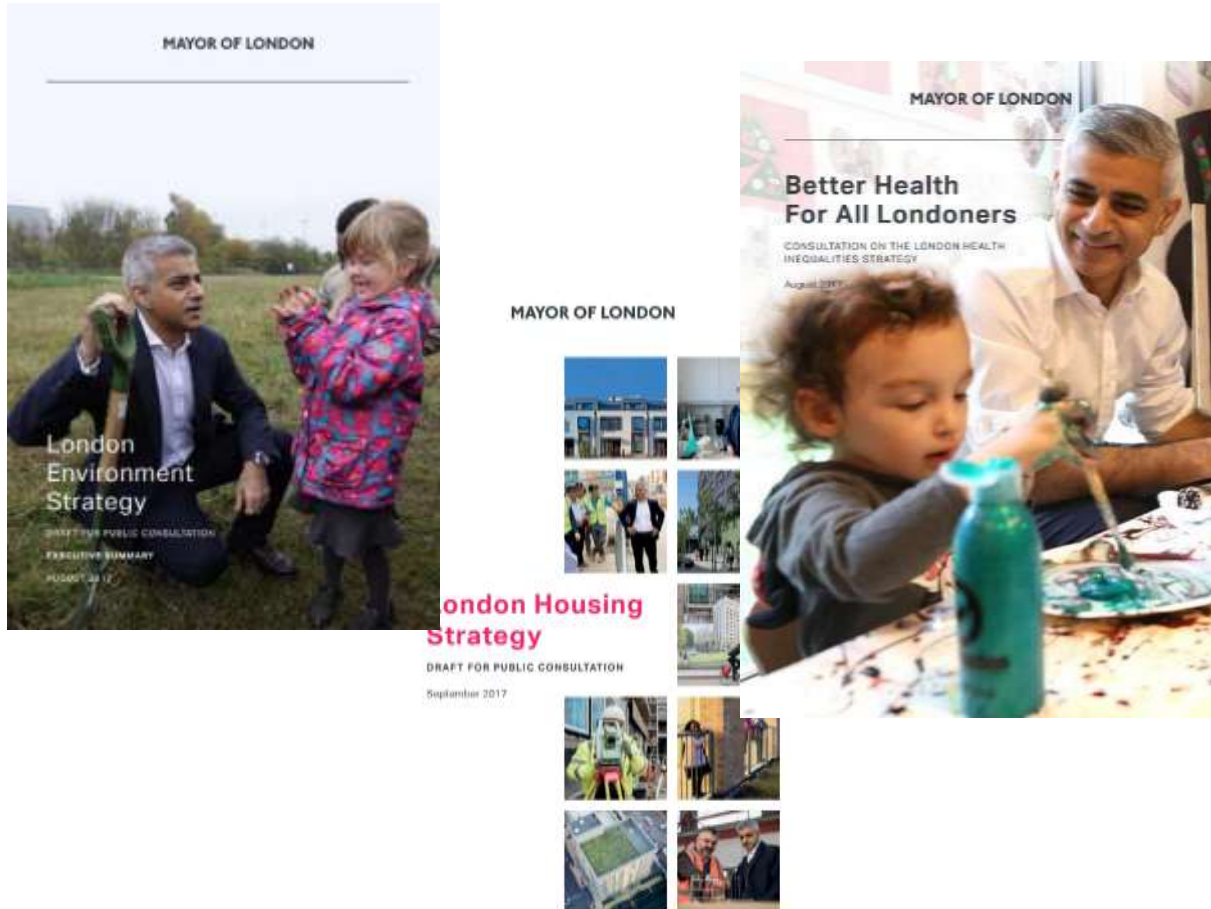


**BORIS  
JOHNSON**  
2008 – 2016



**SADIQ  
KHAN**  
2016 – 2024

# MAYORAL STRATEGIES



- London Plan
- Housing
- Transport
- Economic development
- Environment
- Health inequalities
- Culture

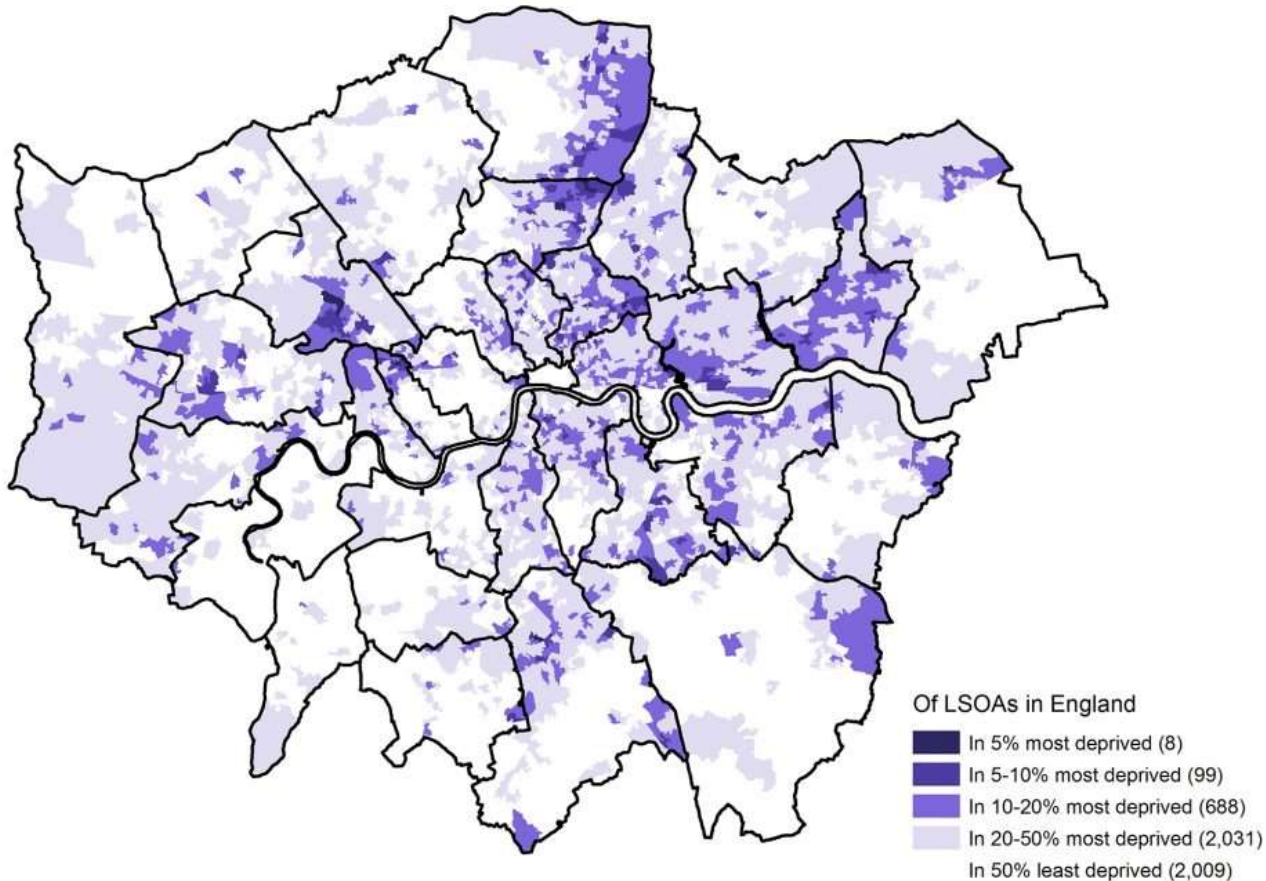
MAYOR OF LONDON

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# London and its challenges



# ISSUES AFFECTING LONDON



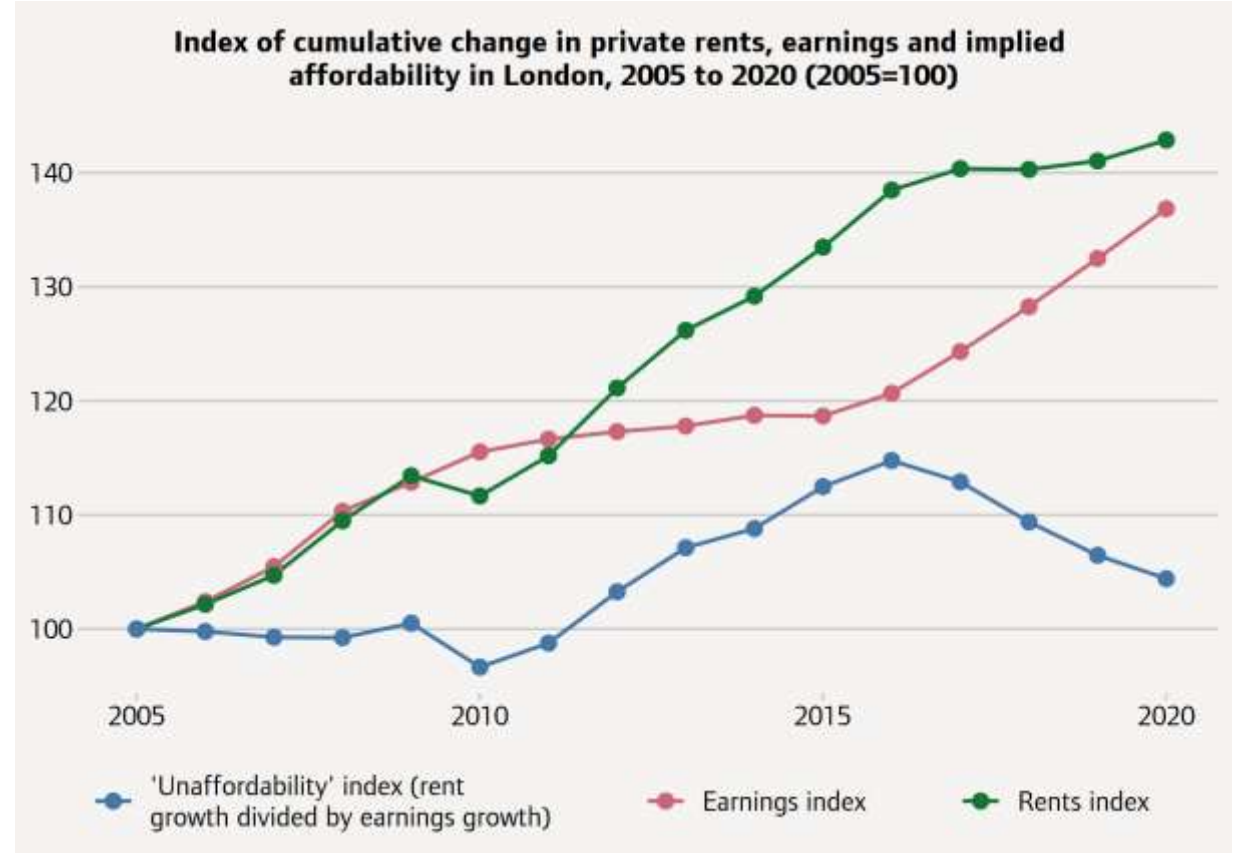
**Inequality** – 28% of Londoners live in poverty. Some parts of London are in the most deprived areas of the country – while others are highly affluent.

**Housing** – 60,000 households living in temporary accommodation; over 10,000 rough sleepers. Housing affordability is a major problem.

**Unemployment** – higher in London than the rest of the country.

**Health** – there are differences of around 13 years in “healthy life expectancy” between different boroughs.

# ISSUES AFFECTING LONDON



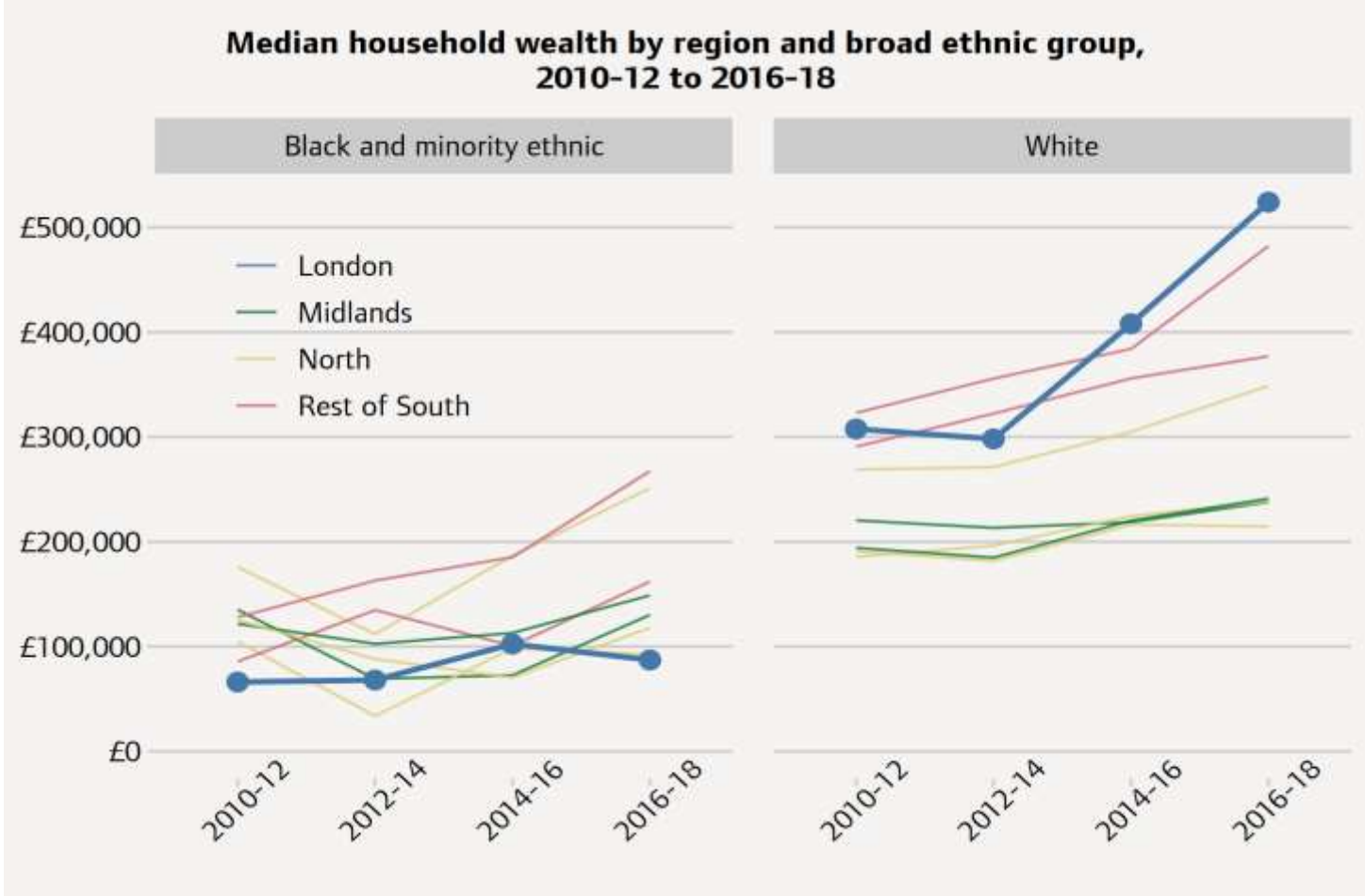
# ISSUES AFFECTING LONDON

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- Climate emergency
- Poor air quality
- Covid-19

# ISSUES AFFECTING LONDON



The issues affecting London don't affect all Londoners equally

# CHALLENGES FOR PLANNING

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- Urban form – tall buildings?  
Suburban intensification?  
Expansion?
- Providing enough industrial capacity
- Insufficient funding for social infrastructure and affordable housing
- Congestion
- Cultural and social uses being displaced



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# The London Plan 2021

# PLANNING LONDON

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## The English planning system in London

- Everything needs permission – not zoning
- Application made to the borough
- Smaller schemes determined by the borough
- Larger schemes referred to the Mayor of London
- Mayor can: call in the decision to determine (or allow the borough to do so)

350-400 applications referred to the Mayor each year

Mayor determines 5-10 applications each year



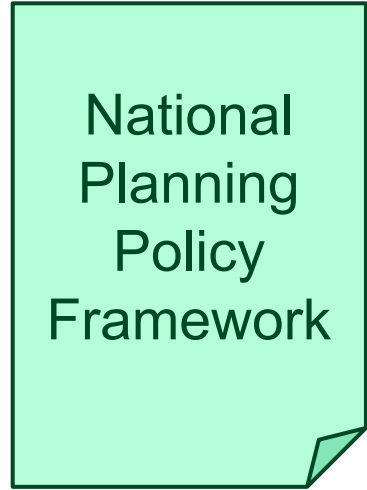
**National**

**London**

**Boroughs**

**Neighbourhoods**

**STATUTORY DEVELOPMENT PLAN**



**Government**

**Greater London Authority**

**Councils**

**Neighbourhood Forums / Parish Councils**

**Secretary of State for Housing, Communities and Local Government**

**Mayor**

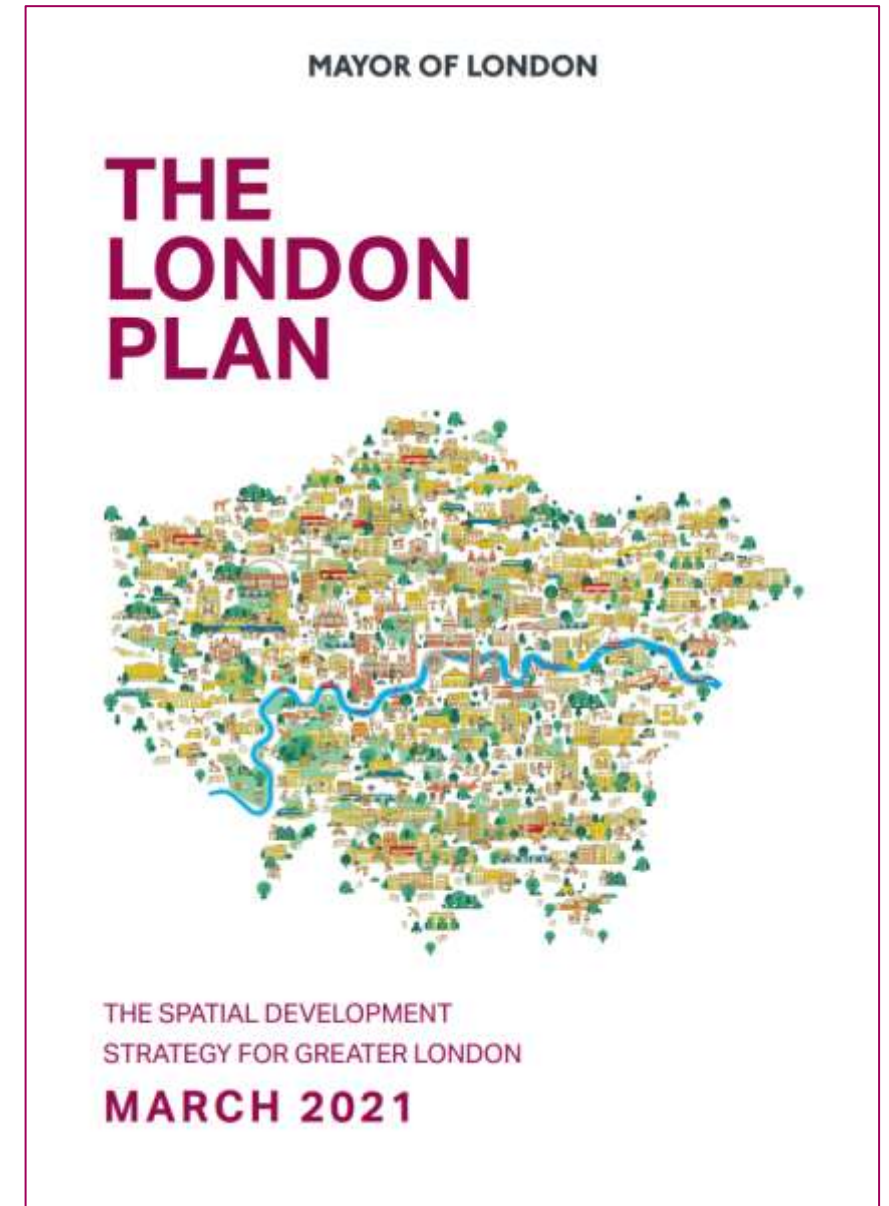
**Elected Councillors**

**Optional voluntary neighbourhood groups**

# LONDON PLAN 2021

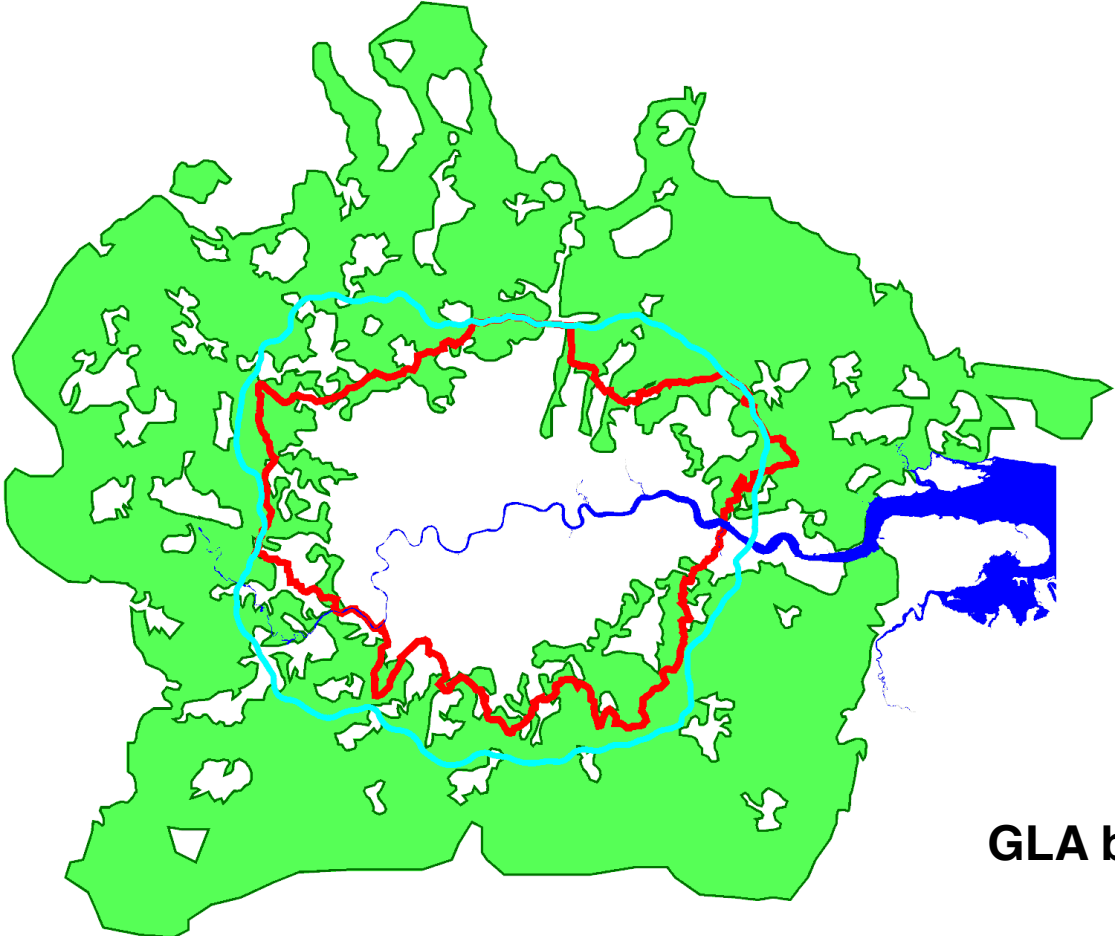
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- On 2 March 2021, the London Plan 2021 became part of the **development plan** for Greater London
- Sets a **strategic vision** for how London should grow over the next 20-25 years
- The Plan sets the framework for **Local Plans**, which must be in ‘general conformity’ with the London Plan



# LONDON'S GREEN BELT

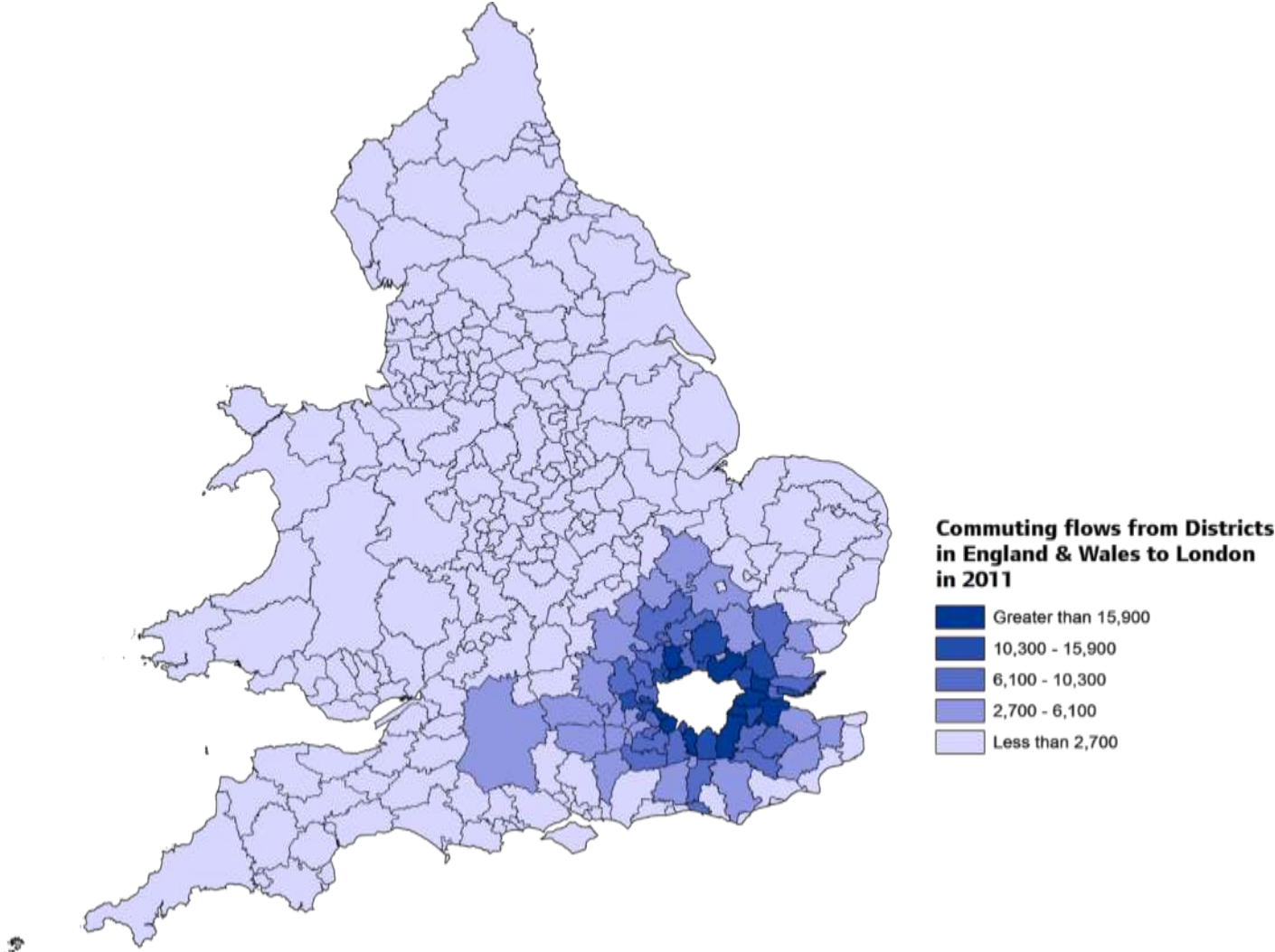
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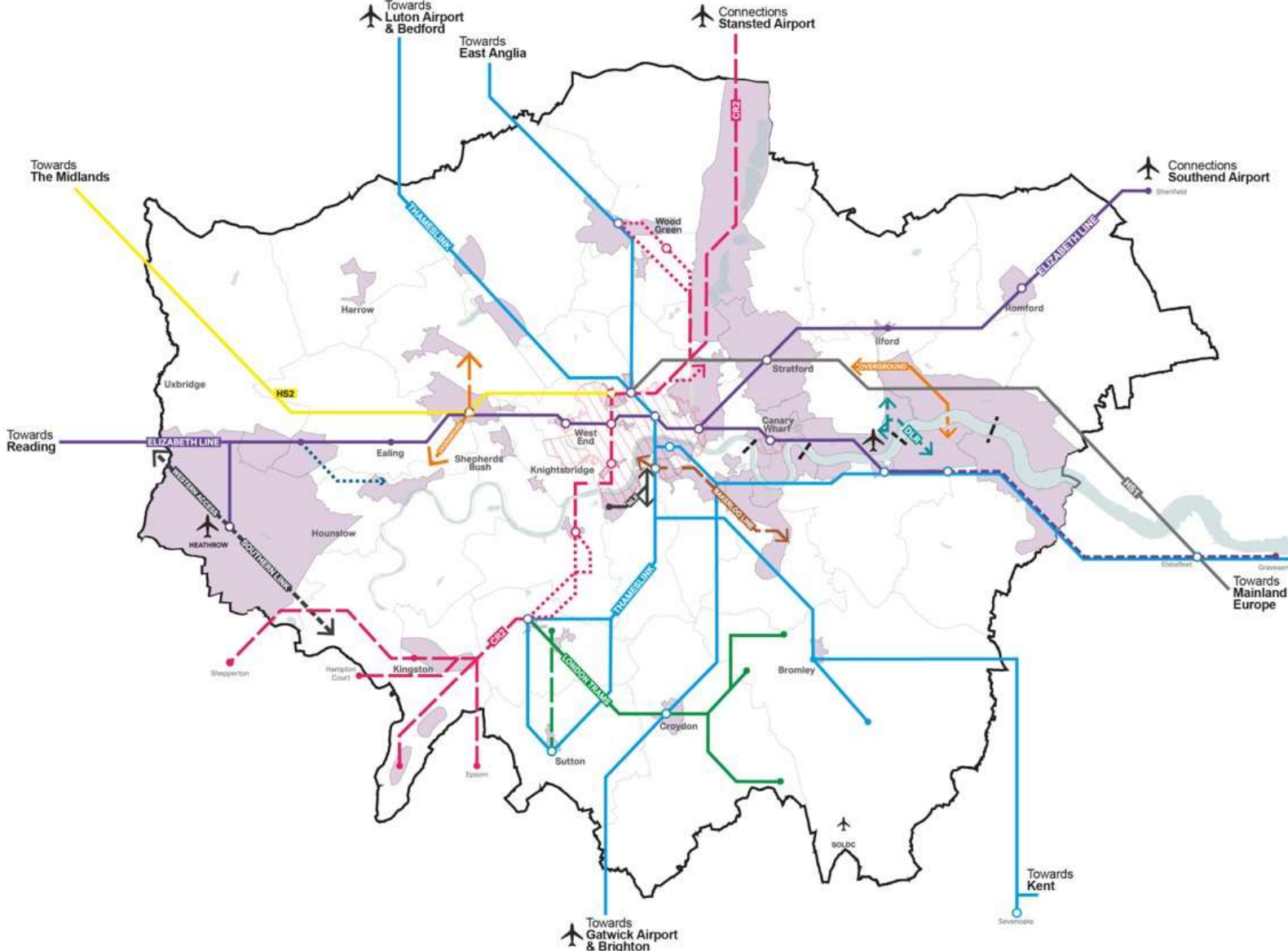
**GLA boundary in red**

Prepared by GLA DMAG  
Maps based on OS boundaries © Crown Copyright (GLA)(LA100032379)(2004)

# SCALE OF COMMUTING INTO LONDON



# OPPORTUNITY AREAS



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# Good Growth

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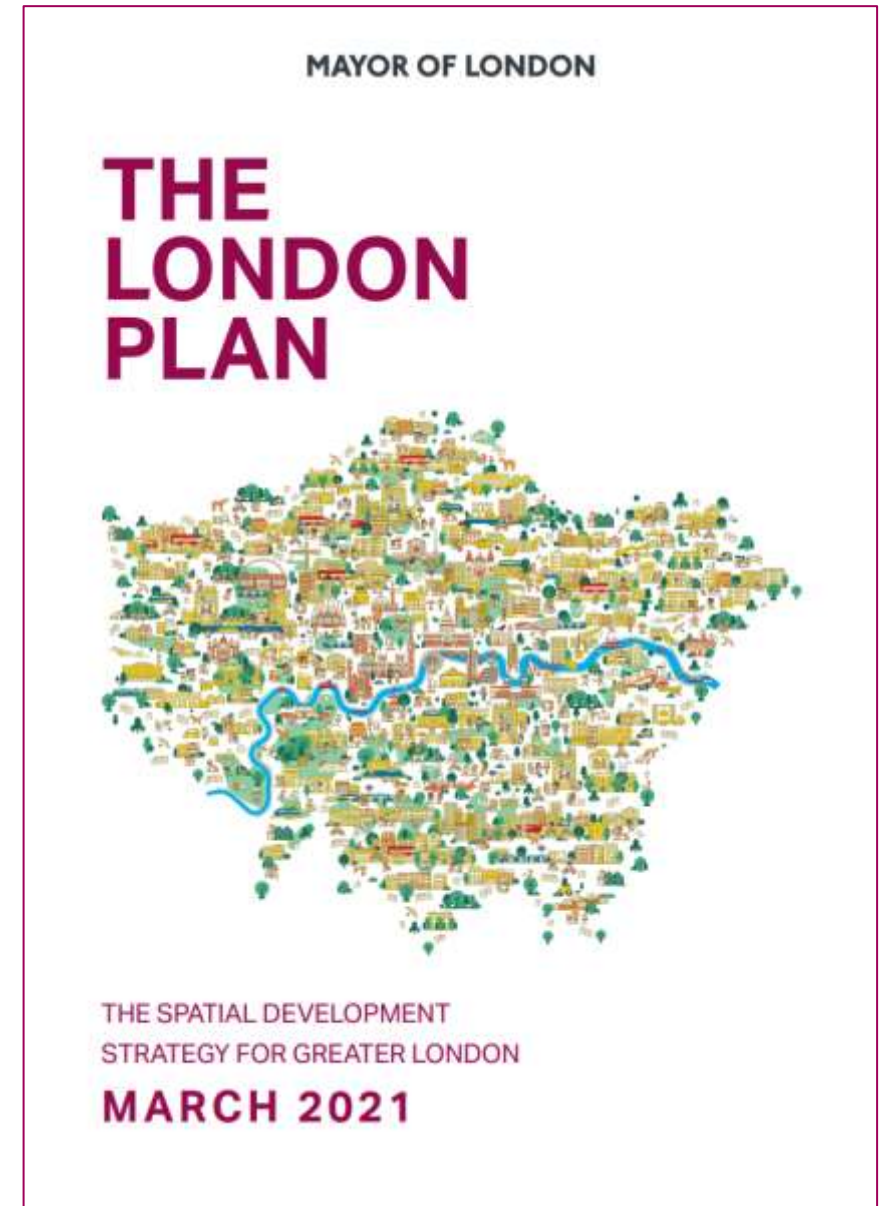
- GG1 – Building strong & inclusive communities
- GG2 – Making the best use of land
- GG3 – Creating a healthy city
- GG4 – Delivering the homes Londoners need
- GG5 – Growing a good economy
- GG6 – Increasing efficiency and resilience

***“Growth that is socially and economically inclusive and environmentally sustainable”***

# LONDON PLAN 2021

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- Over 100 policies
- Requirements for development – design; parking; space standards; energy performance; etc
- Spatial designations (zoning?) – Green Belt; transport sites; industrial areas; strategic views; town centres; etc
- Requirements for local plans – housing need; social infrastructure; open space; etc



## The London Plan 2021 in numbers



**47** Opportunity areas



**102** policies



**27** designated strategic views



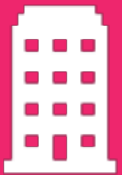
**50 per cent** of new homes to be genuinely affordable



**10 per cent** of new homes must meet the highest standards of accessibility



**400** metre exclusion zone for new hot food takeaways near schools



**52,000** new homes per year



**55** strategic industrial locations



**43** safeguarded wharves



**80 per cent** of trips to be taken by walking, cycling and public transport by 2041



**95 per cent** of construction and demolition waste to be reused, recycled or recovered



All major developments to meet net **zero** carbon



**4,000** consultation responses



**300** organisations and individuals participated in Examination in Public



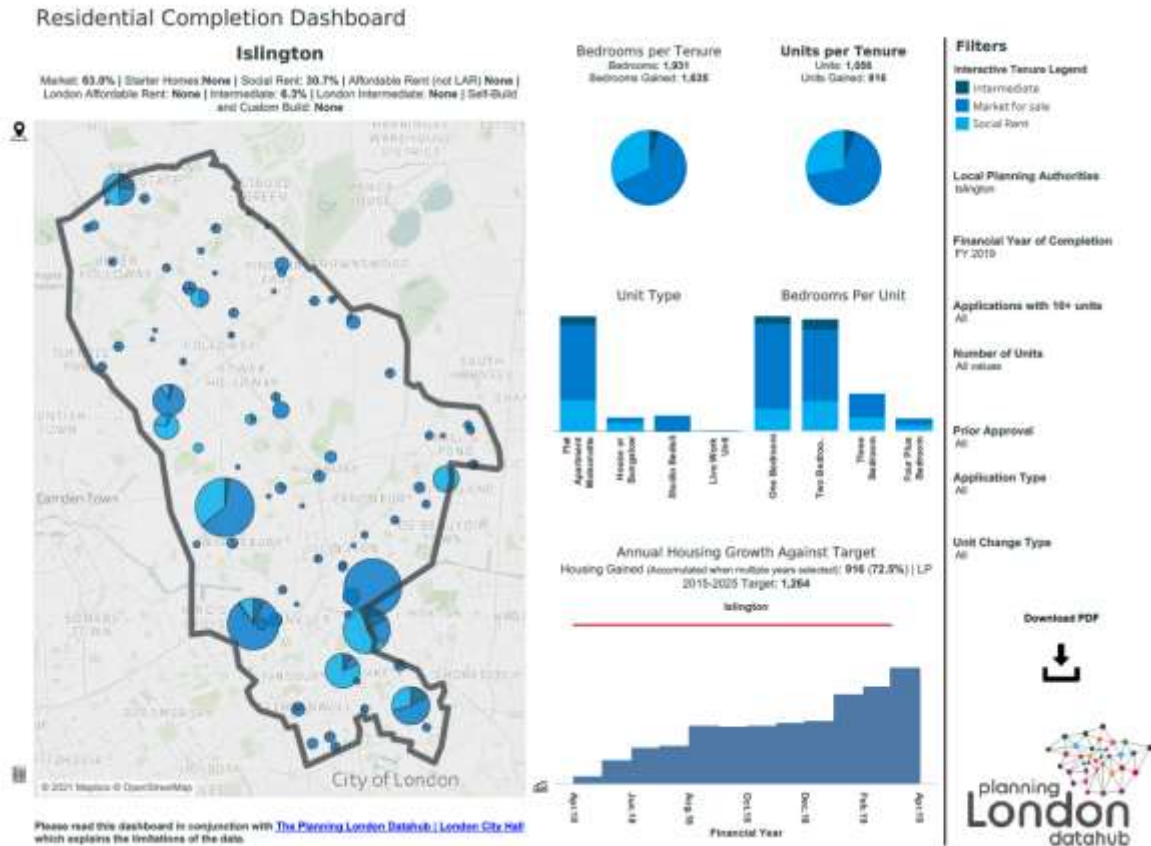
# CONTROVERSIES & CRITIQUES

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- Affordable housing – are we going far enough?
- Small sites, particularly in outer London
- ‘No net loss’ approach to industrial capacity
- Tall buildings, green belt, densities
- Opportunity areas – who do they benefit?
- Policy complexity – are we asking too much?



# MONITORING THE PLAN



<https://data.london.gov.uk/dataset/planning-london-datahub>

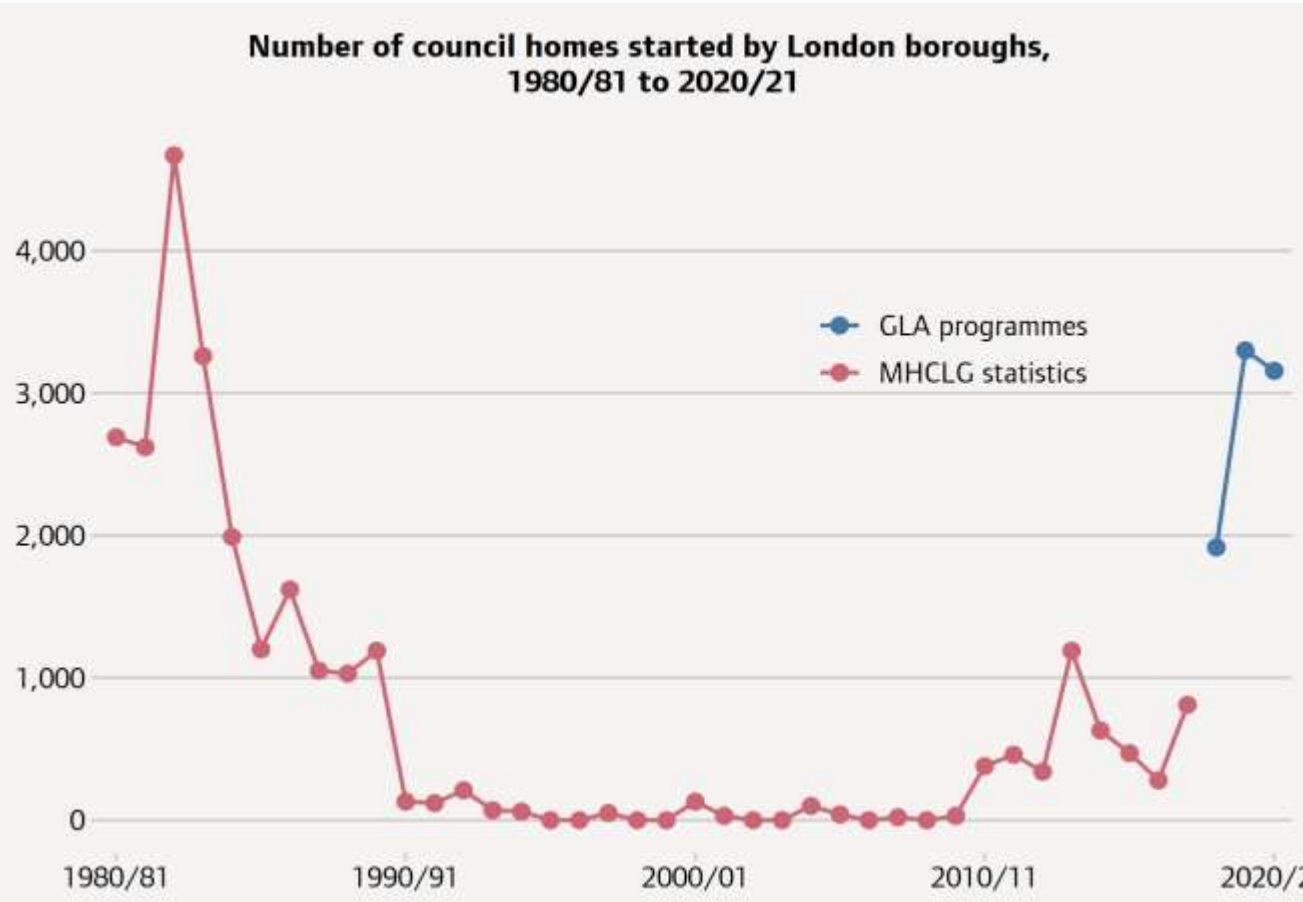
Different approaches –  
eg Opportunity Areas

Political priorities – eg  
affordable housing

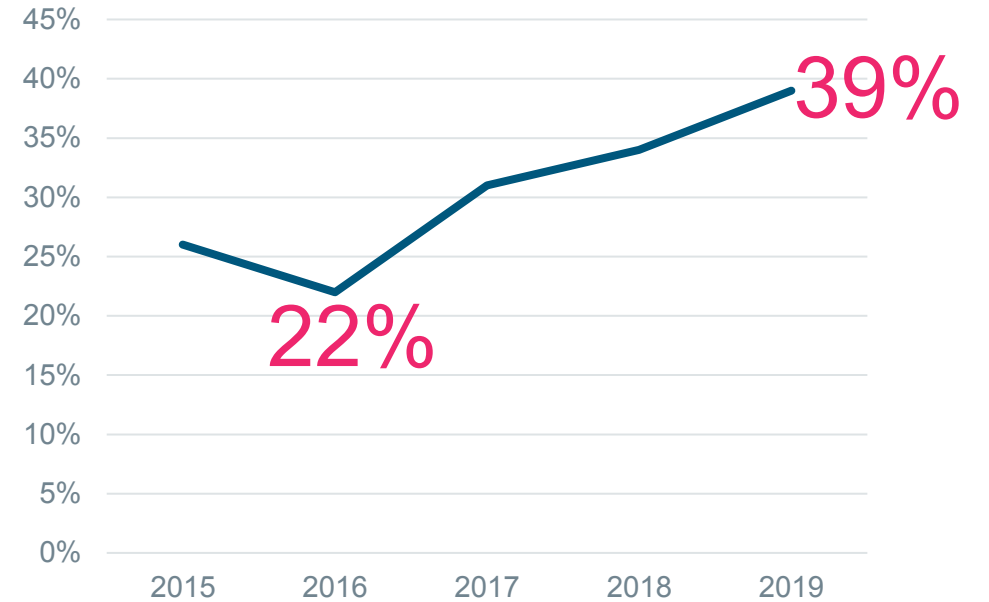
Changes to evidence –  
eg industrial areas

# HOUSING TARGETS IN THE LONDON PLAN 2021

Number of council homes started by London boroughs, 1980/81 to 2020/21



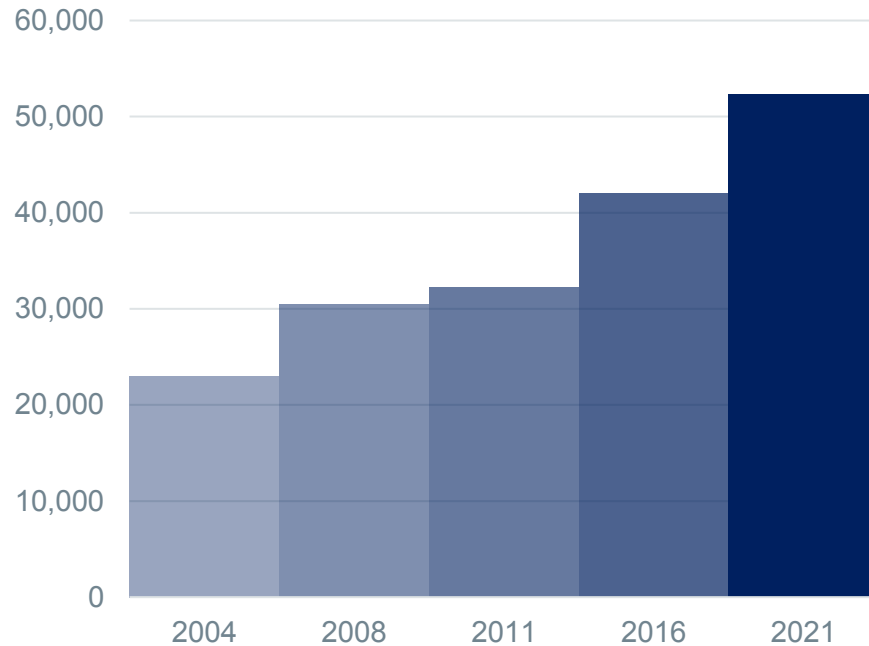
Percentage of affordable housing by scheme (referable applications)



London Plan 2021 target:  
50% of all new homes to be genuinely affordable

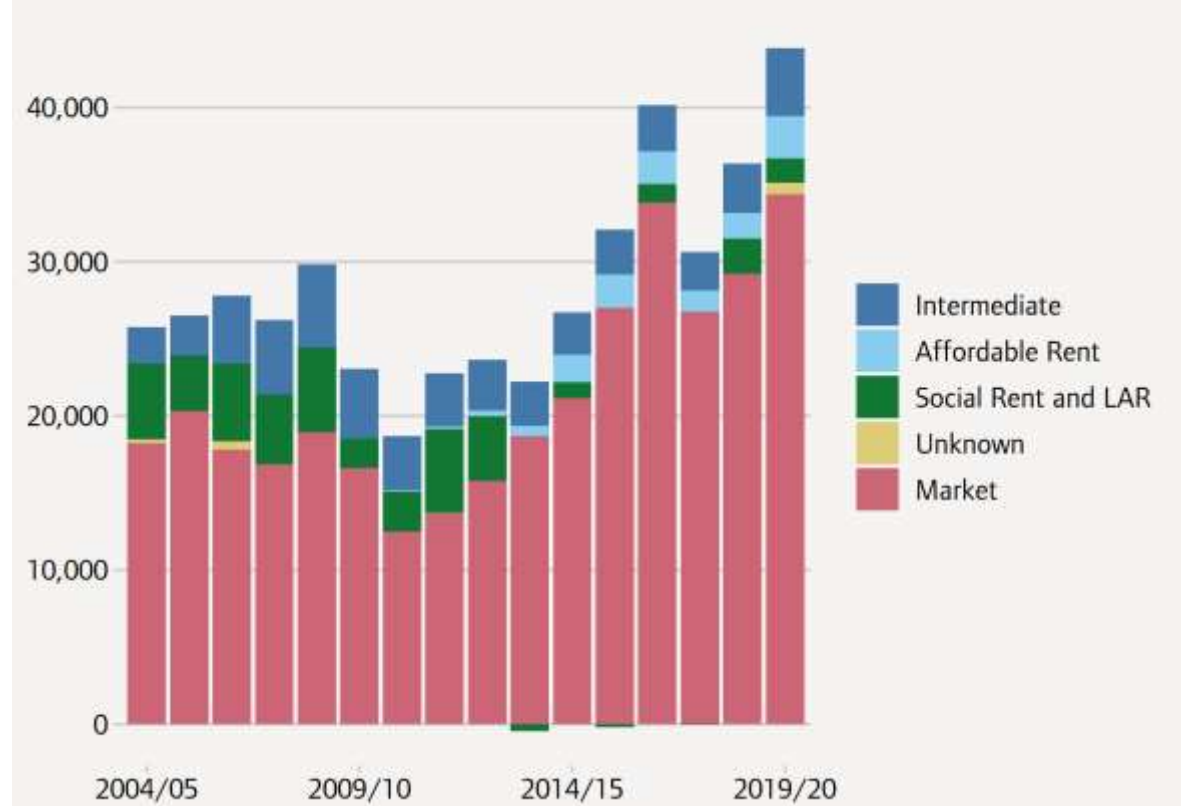
# HOUSING TARGETS IN THE LONDON PLAN 2021

London Plan annual housing targets



London Plan 2021 target:  
**52,287 homes per year**

Net conventional completions by tenure, London, 2004/05 to 2019/20



# COVID-19

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- London Plan - tackles many relevant issues:
  - space in homes
  - protecting cultural spaces
  - space for logistics
  - support for central London and high streets
- Recovery missions
- Longer-term research (eg CAZ, offices, high streets)

## 9 Recovery Missions

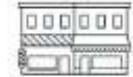
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A Green New Deal



A Robust Safety Net



High Streets for All



A New Deal For Young People



Good Work For All



Mental Health & Wellbeing



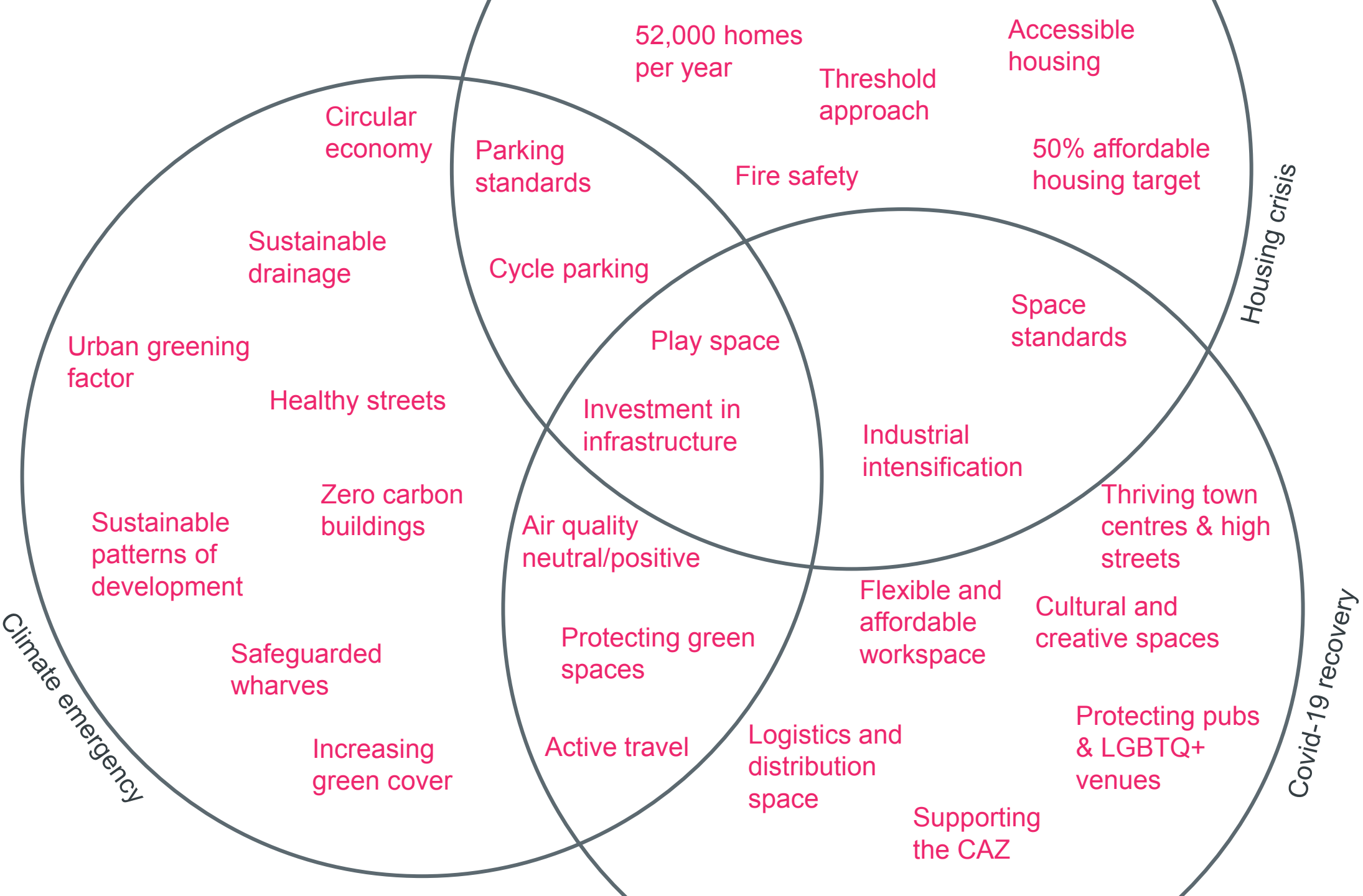
Digital Access For All



Healthy Food, Healthy Weight



Building Strong Communities



**End of GLA 2021 slides**

**Pause:**

**What is missing from this account of London?**

**What should be the priorities for the next plan?**

**Write in the chat or raise your virtual hand to speak**

**Put your camera on if you are speaking – to help listeners**

**Next: some alternatives**

## Just Space

Formed in 2004-6 by community activist groups

...to support each other & little-heard voices in dealing with planning

...initially & especially the new London Plan

A minimally constituted network of groups

Almost entirely un-funded or minimally-funded community groups rather than NGOs with large staff

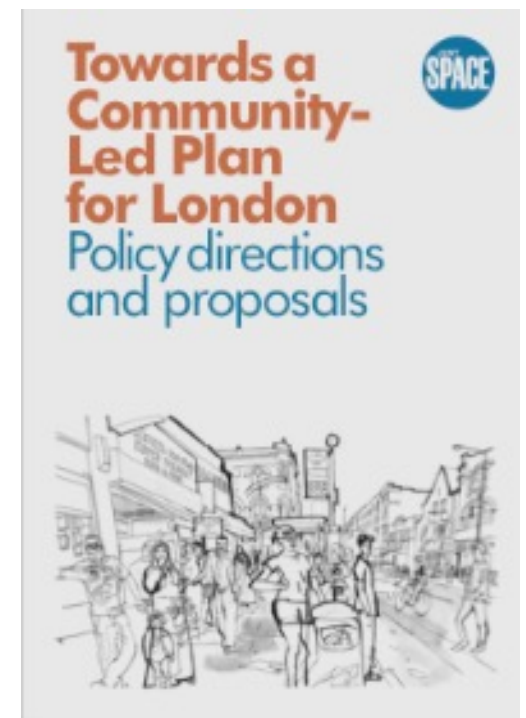
Works at local, Borough and GLA scales and now a bit beyond

Has productive relationships with many staff and students of universities, especially UCL, influencing research, teaching and the approach of future planners.

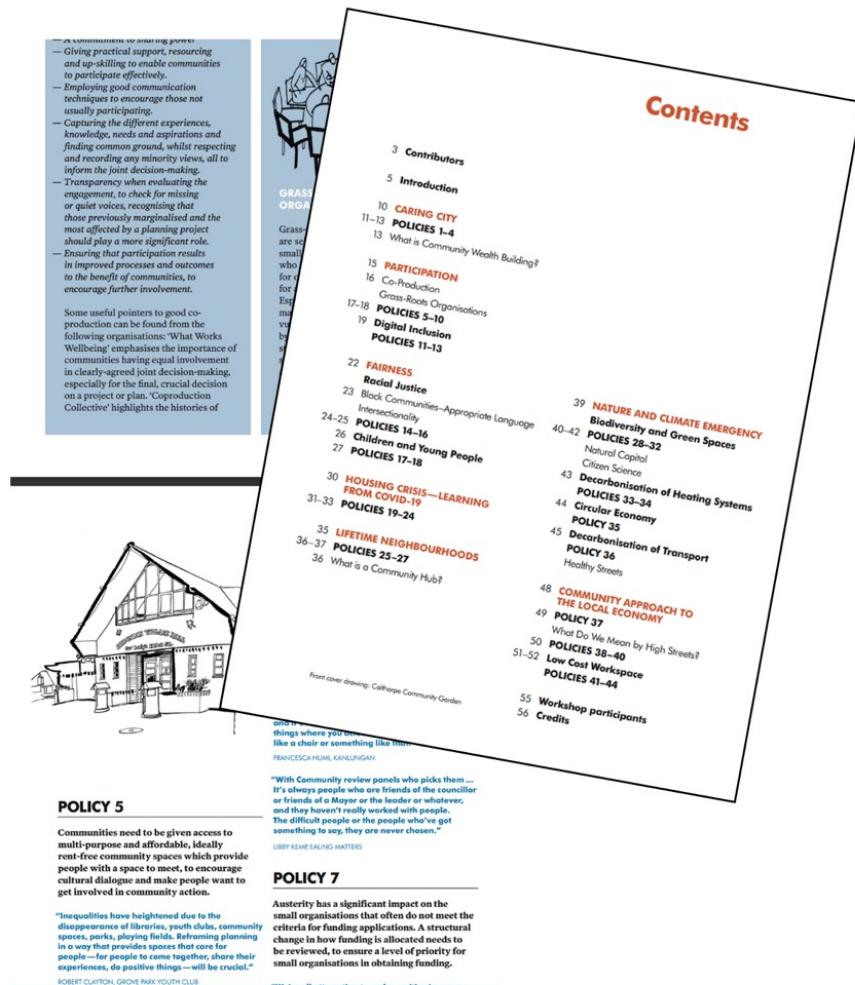
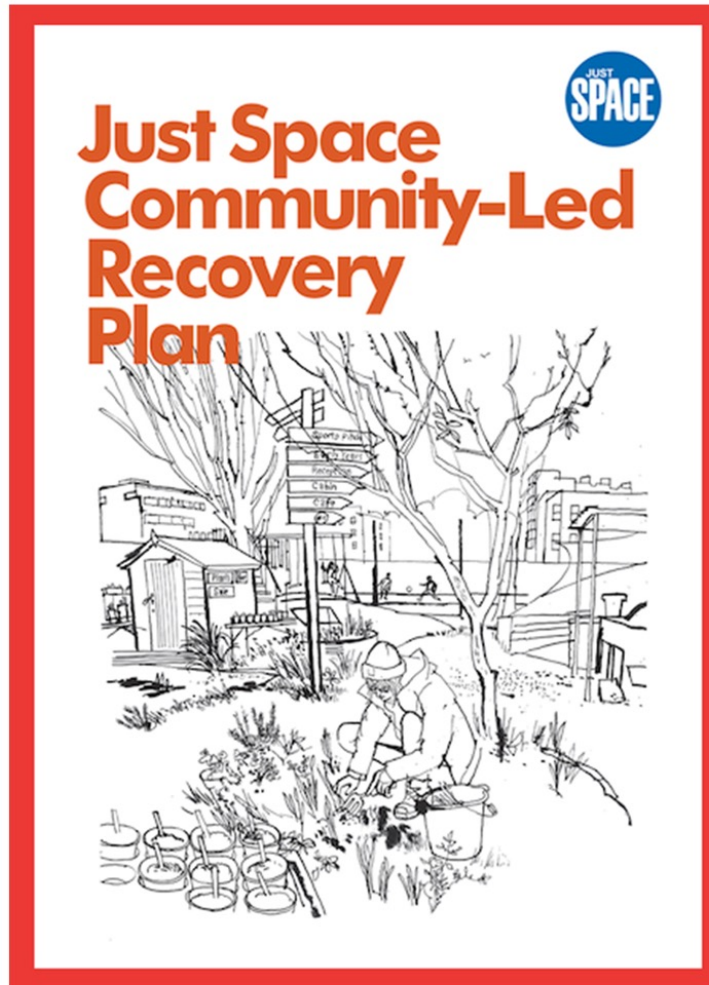


# Just Space community-led plan for London 2016

- Prepared through 2 years of workshops, conferences
- Aimed to influence new GLA in Just Space 2016
- Formed the basis of representations by JS and many member groups to the draft London Plan
- At its 2019 Examination in public about 80 community groups spoke
- Disappointing outcome on major issues
  - Social/council housing
  - Estate demolitions
  - Protecting jobs
  - Density policy
  - Reducing the need to travel
  - Environmental policy
  - Lifetime neighbourhoods / centres /
  - Approach to Equality analysis where we scored heavily



# 'Just Space' - planning London after the pandemic



at [JustSpace.org.uk/recovery](https://JustSpace.org.uk/recovery)

# Introduction / method

## [JustSpace.org.uk/recovery](https://JustSpace.org.uk/recovery)

- As one participant in our workshops commented: “Under Covid, it has been the low-paid workers, the cleaners, the carers, the delivery drivers who have been absolutely vital to us. A definition of lockdown: the middle classes stay at home and the working classes bring things to them. The Covid lockdown has made us value the care workers, and now is the time to reward them.” *Wendy Davis, Rooms of Our Own.*
- The Recovery Plan was developed through a large number of small online meetings, each carefully managed to foster confidence among those new to the medium, built on briefings by student volunteers who drew from interviews and statements from the participants. A second stage of meetings refined and prioritised demands and policies and an editorial team finally linked the demands to earlier ones and to each other.
- A positive feature of the pandemic has nonetheless been the networks of care that it revealed and generated. Londoners have looked after each other when it matters, through solidarity, co-operation, mutual aid groups, food banks and in countless other ways. People also discovered the value of green spaces and briefly experienced less pollution from road and air traffic.
- These aspects should be fostered in a London that cares about people and nature. Planning and building can’t continue as the servant of a small minority of financial interests at the expense of existing communities and the things they value.
- One thing is clear, it is now more important than ever to ensure all voices are included in the future planning of London. This is a vital part of recovery. The decisions made now must reverse the inequalities that the pandemic has brutally exposed.

# Just Space Recovery Plan 2022

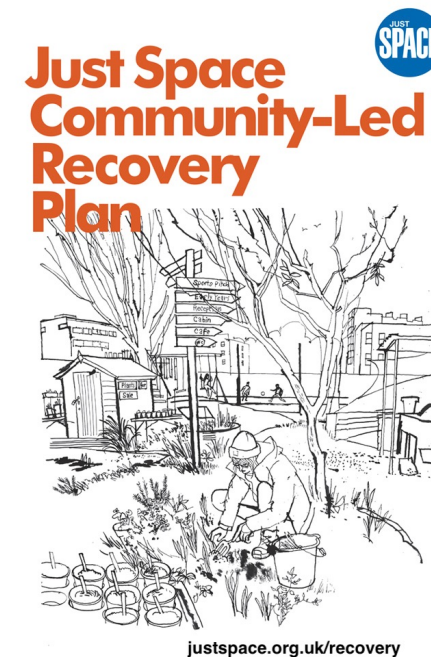
## The Main Imperatives

This document ranges widely from the personal to the collective, from the neighbourhood to the city-wide. Despite coming from diverse positions, it's that range which gives authenticity to the document and converges on a number of strong demands, which will be evident as you read:

**A Caring City** We first focus on the Care economy, a sector which is under-paid and under-recognised but which contributes to and serves the wellbeing of the population. London must become a 'caring city' that takes care of people and nature, the spaces and places they occupy. This overarching concept embraces the overlapping themes of fairness and solidarity, co-production and co-operation, recognition and influence, resourcing, lifetime neighbourhoods, community hubs.

**Visibility & Influence For All** Coinciding with the Black Lives Matter movement in the wake of the killing of George Floyd in Minnesota, the pandemic served to raise consciousness of systemic inequalities and the value of activism. We see this context as a link to the founding principles of Just Space, about justice in the planning of the city.

Many of the proposals are aimed at resourcing more diverse and bottom-up structures, so that community organisations can take part in genuinely democratic and participatory decision-making and become agents of change.



**A City Of Local Neighbourhoods** Many of our workshop discussions converged on aspects of the ‘local’—the disadvantage of living in a badly-served locality, the pleasures of local places instead of making long journeys, the importance of having the people you care for living nearby.

The local neighbourhood is also the scale at which a lot of self-help and mutual solidarity activities flourish and at which many valuable social interactions could take place. The pandemic experiences add meaning and urgency to our calls for a strong Lifetime Neighbourhood approach across London.

**Priority For Climate And Nature** The other important thread in these proposals is the urgency of the environmental crisis—not only climate change but our whole relationship with nature, buildings, food, transport.

A crucial issue in transforming the environment is ‘just transition’. Often policies which are introduced to meet an emergency have unintended consequences which hit working class people hardest. Decarbonisation of transport and of heating systems to achieve zero carbon housing are examples where we confront this issue.

## Links

London Plan 2021 material <http://www.london.gov.uk/programmes-strategies/planning/london-plan/new-london-plan/london-plan-2021>

London Plan Team current activity <https://www.london.gov.uk/programmes-strategies/planning/planning-london-programme>

Just Space <http://JustSpace.org.uk>

UCL/Just Space collaboration, knowledge exchange, briefings  
<http://UCLjustspace.wordpress.com>

Emails: questions on this lecture Michael [m.edwards@ucl.ac.uk](mailto:m.edwards@ucl.ac.uk)  
on the knowledge exchange, how to help: Daniel [d.fitzpatrick@ucl.ac.uk](mailto:d.fitzpatrick@ucl.ac.uk)

# Work with community groups!



THE BARTLETT  
SCHOOL OF PLANNING



- The School of Planning has collaborated for many years with **Just Space**, the **network of London community and grassroots organisations** which support each other on planning issues. These relationships enrich both research and teaching in the School. Just Space contributes to various postgraduate modules and runs this knowledge exchange programme.
- Your attention is drawn to the knowledge exchange programme, in which **students contribute to the work of Just Space** or one of its member-groups, as well as engage with community responses to the London Plan. This activity is coordinated by Dr Daniel Fitzpatrick.
- More about Just Space: [JustSpace.org.uk](http://JustSpace.org.uk)
- More about the knowledge exchange programme [UCLjustspace.wordpress.com](http://UCLjustspace.wordpress.com)
- Briefing sessions will be on the 12th and 18th October for those who may be thinking of taking part.
- Meanwhile email Dr Daniel Fitzpatrick [d.fitzpatrick@ucl.ac.uk](mailto:d.fitzpatrick@ucl.ac.uk) if you want to express an interest.