

“A New Plan for London” Initial Proposals for the Mayor’s London Plan

consultation event
18 June 2009



The London Plan

- First published 2004
- Two sets of alterations;
consolidated version
February 2008
- “Planning for a Better London”
– July 2008
- Crossrail Alteration –May 2009
- Mayor announced complete
review December 2008



London: basic facts & new data

Population

2006: 7.6 million

2031: 8.8 – 9.1 million

Households

2006: 3.2 m

2031: 3.9 – 4.04m

Employment

2007: 4.7 m

2031: 5.3 m

Sectors 2007 – 2031

Manufacturing: -104,000

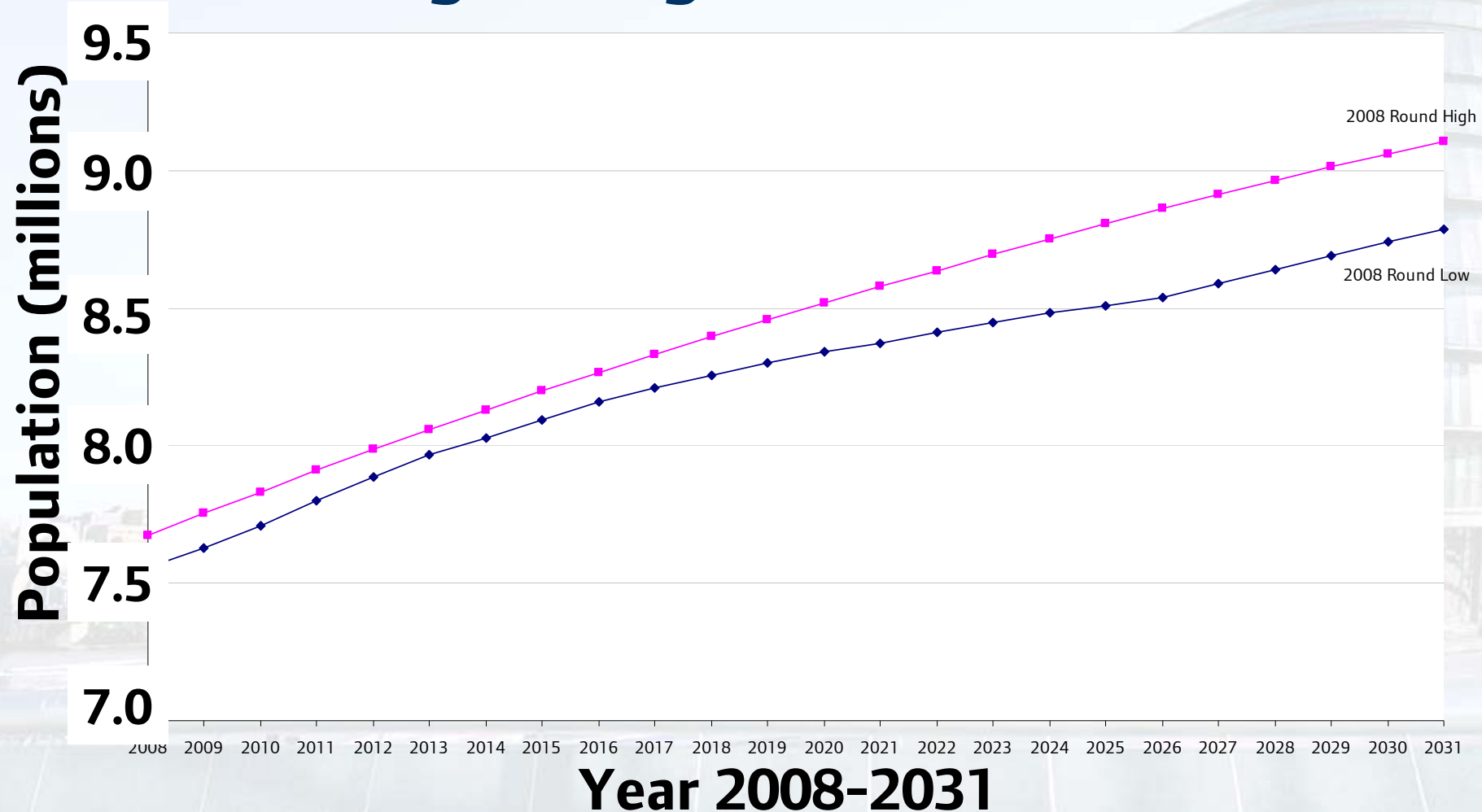
Fin.&Bus.Services: 475,000

Growth also in
health/education,
hotels/restaurants and retail

Looking forward to 2031



London's population is projected to continue growing...



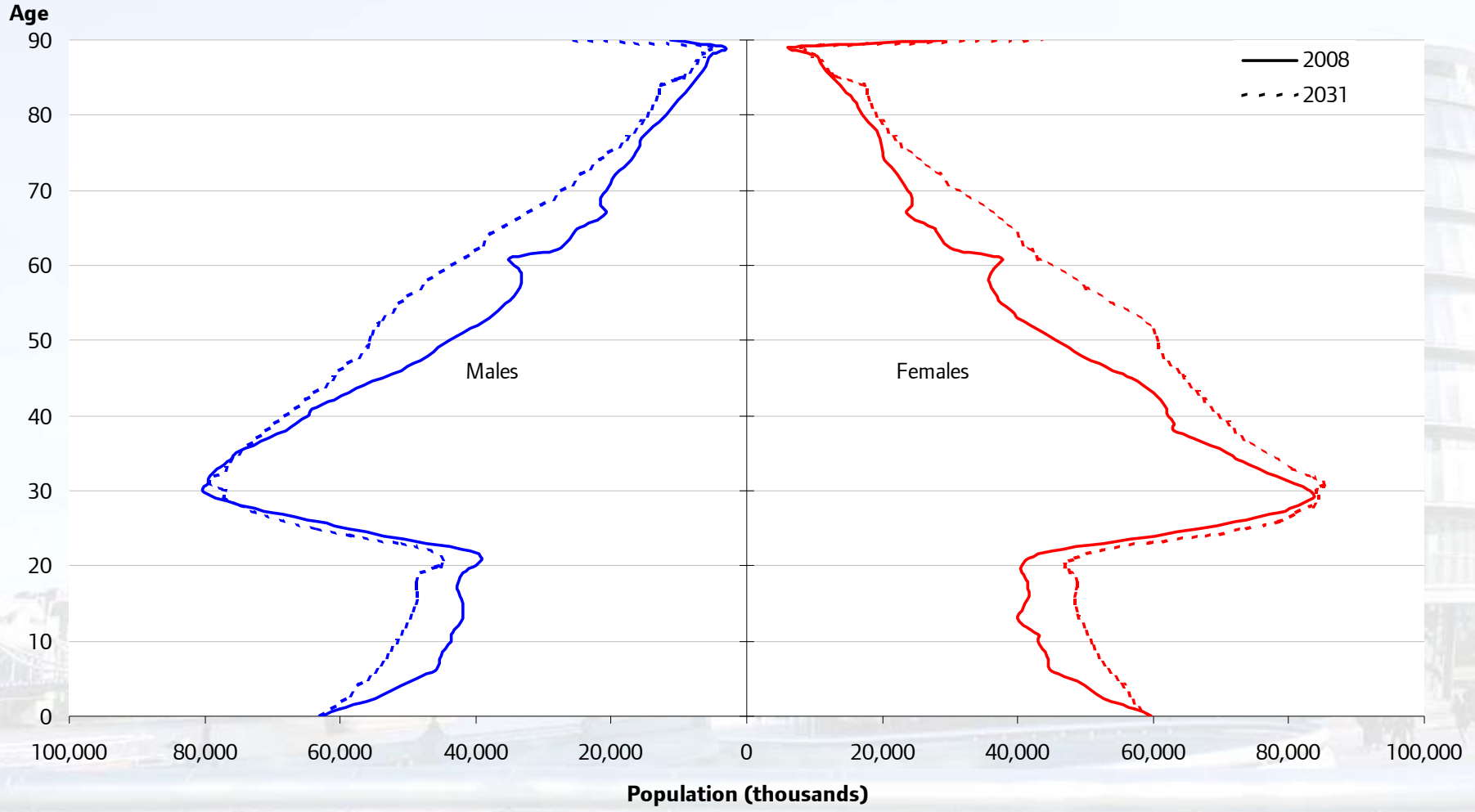
Natural population growth

- More people are being born here than are dying
- 2007 - London had 14% of England & Wales population
-but 41% of natural population growth
- This is because more people of childbearing age have moved here

Recession effects on population growth

- Recession historically has little effect on fertility
- No evidence so far of major changes to migration
- Migration to other parts of UK may have slowed
- No evidence so far of net international out-migration - though gross inflows from some places (eg E Europe) has fallen

Will be both younger and older

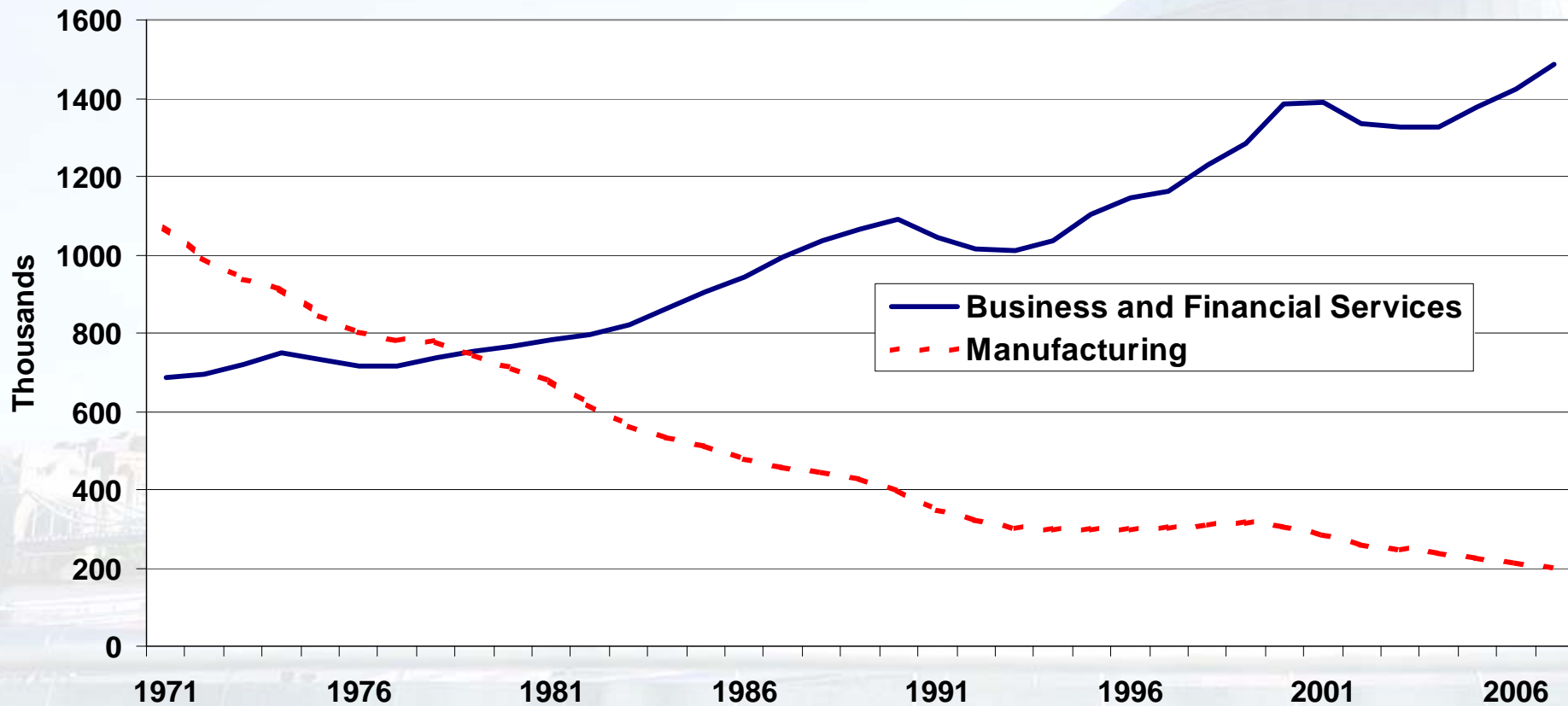


The economy is also expected to resume growth...

- Some growth likely because of growing population
- Globalisation likely to continue based on:
 - Mass production
 - Technological innovation
 - Reducing transport/communication costs
 - Continued free trade
- Emerging markets likely to support continued growth

..and will probably continue to be service-based

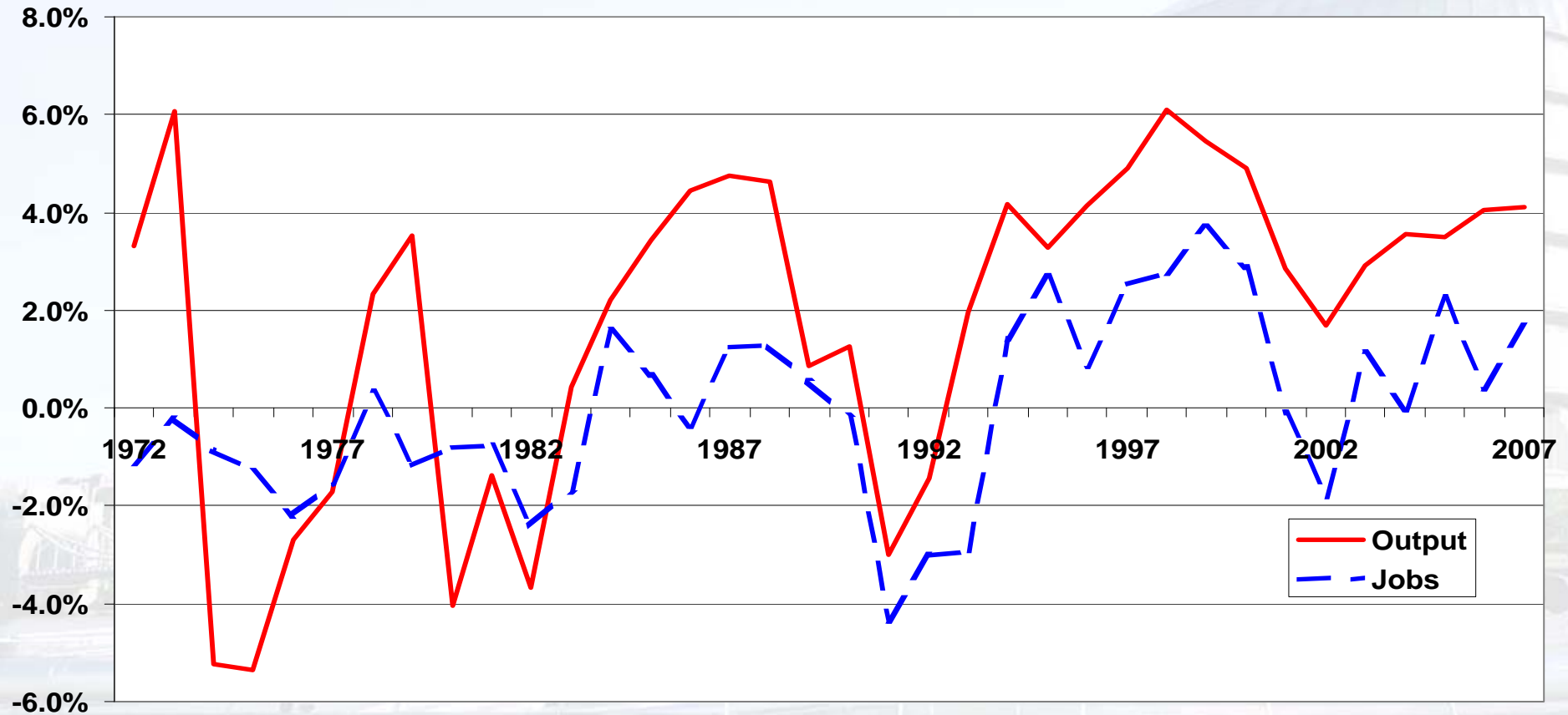
Jobs in London 1971-2007
Business and Financial Services and Manufacturing



Source: Oxford Economics

We have seen downturns before...

Output and Employment Growth in London - annual percentage change

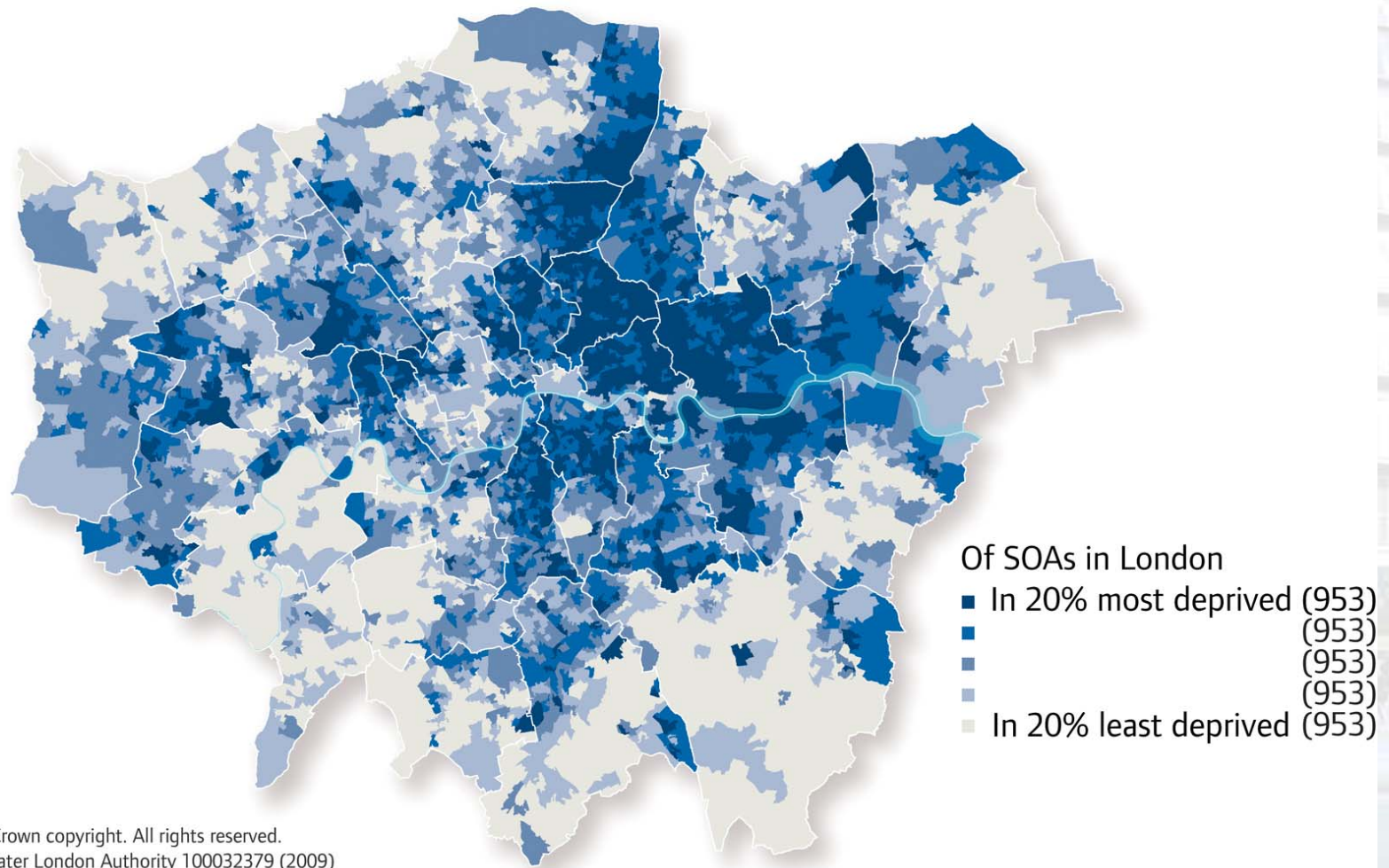


Source: Oxford Economics

Experience suggests London will recover

- So far, the current downturn is less severe than that of the early 90s
- London still highly regarded as a leading business location
- Consensus of forecasters is that there will be a recovery followed by renewed growth
- “City” may be more focussed on fund management, less on fancy transactions

Need to tackle poverty & deprivation.



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Other challenges facing London

- Climate change
 - Need to **adapt** to locked-in change
 - Need to **mitigate** extent of future change
- Energy
 - Resilience of supply
 - Infrastructure
- Need to improve quality of life
- The 2012 Legacy
- Realise the opportunities from growth, as well as addressing its challenges

A New Plan for London



The new London Plan

- shorter and more strategic
- more user-friendly; arranged as follows:
 - 1: context (Mayor's vision and objectives)
 - 2: places (with a stronger spatial vision)
 - 3: people (housing and social infrastructure)
 - 4: economy
 - 5: climate change (& resource management)
 - 6: transport
 - 7: quality of life (built/natural environment / Blue Ribbon Network)
 - 8: implementation, monitoring and review

1. Context – Mayoral vision

- Vision for London's development to 2031:

“A London that **excels 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”

- Supported by six objectives, linking the vision to detailed policies.....

1. Context – Objectives (1)

- **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**

1. Context – Objectives (2)

- **A city that delights the eye**
- **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**

2. Places

(words in **red** highlight changes)

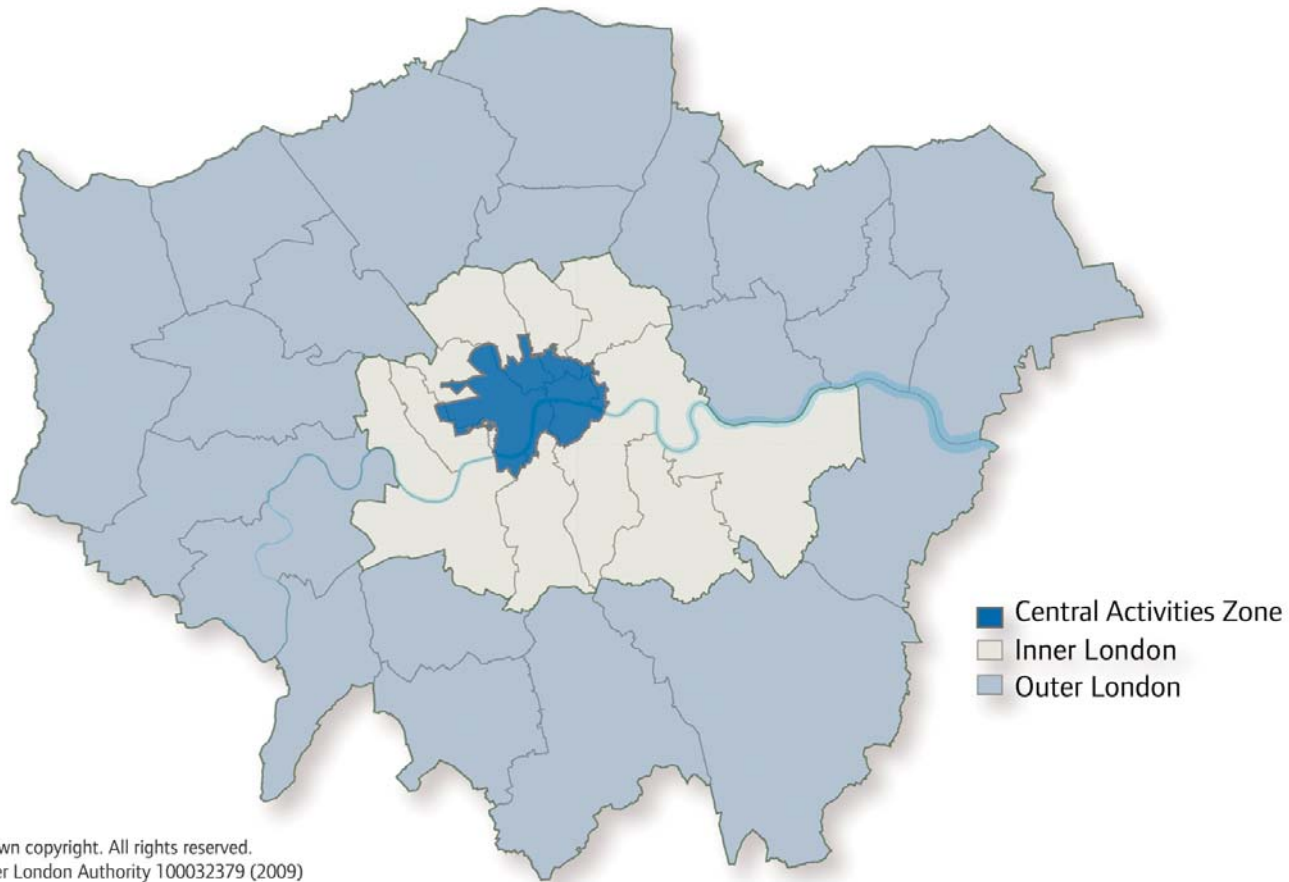
- Strong spatial emphasis early in the Plan:
 - Linkages: international, UK and greater SE – **more emphasis on partnership working**
 - Sub-regions: **more flexible approach, with new boundaries for monitoring**
 - Outer London: **stronger on economic development and quality of life**
 - Inner London: **consider distinctive approach**
 - Opportunity/Intensification Areas: **no blanket support for tall buildings. Consider scope for new areas – outer London?**

Proposed sub-regions



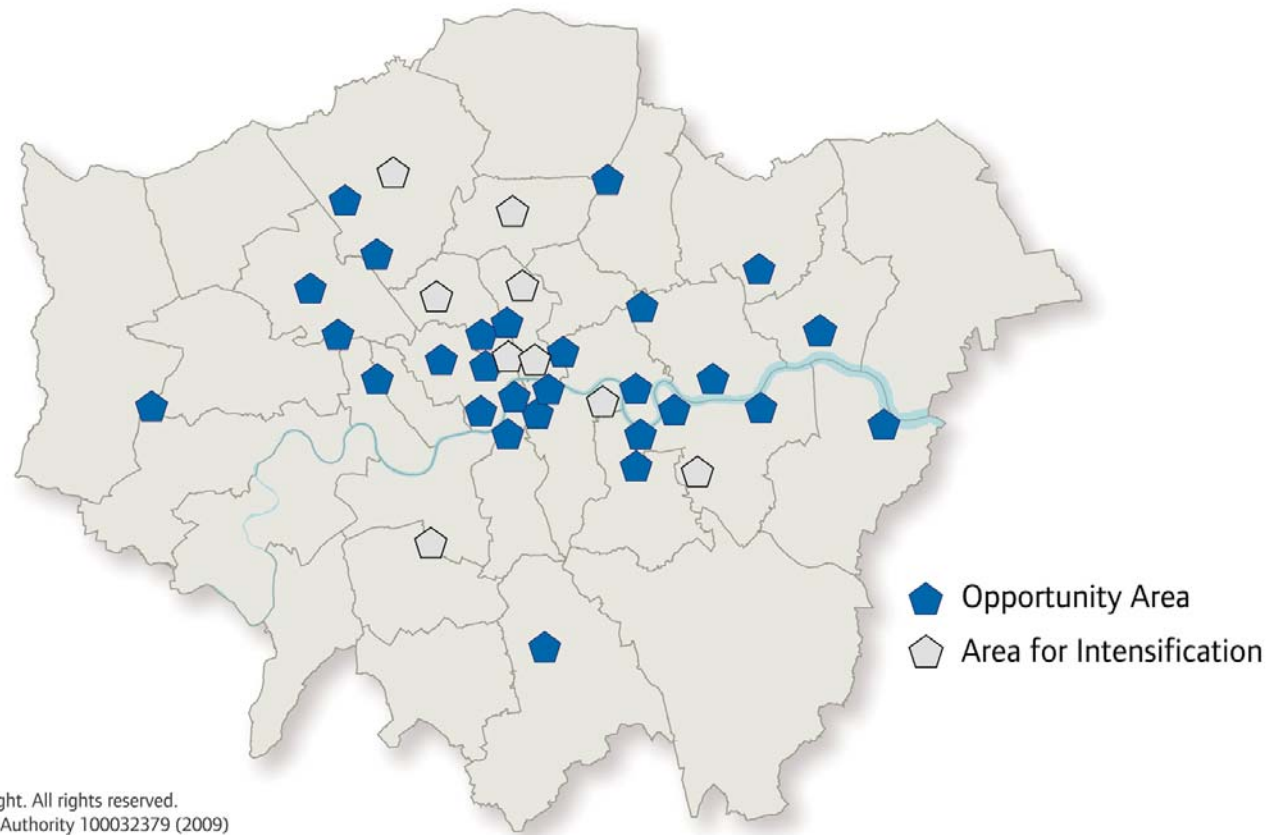
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Existing Central Activities Zone, Inner and Outer London



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Existing Opportunity and Intensification Areas



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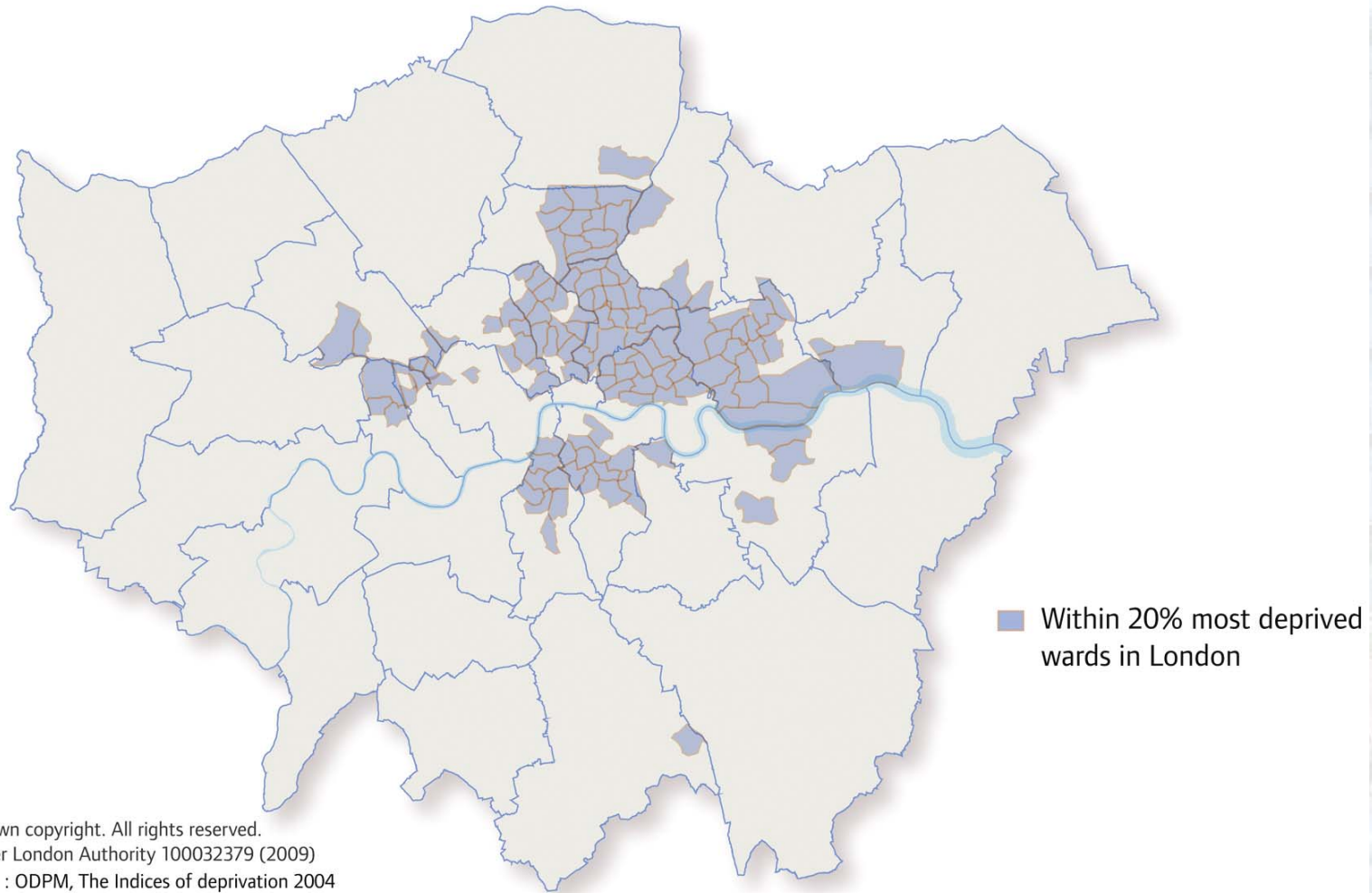
2. Places cont'd...

- Regeneration areas: update and **link with Local Strategic Partnerships, Local/Multi Area Agreements**
- Town centres: **update, broad indication of growth capacity, new emphasis on quality, small shops and markets**
- Strategic outer London development centres: **Outer London Commission considering: places with distinctive/critical mass/clusters to realise OL potential**

2. Places cont'd...

- Industrial locations: **more rigorous protection outside E London**
- Neighbourhoods: **protect, strengthen and enhance: public realm/open and green space/social infrastructure/crime reduction/lifetime neighbourhoods**

Existing Areas for Regeneration



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Source : ODPM, The Indices of deprivation 2004

3. People

- Housing need/demand:

- **More emphasis on choice and role of different tenures – including private rent and role/linkages with HCA**
- **Affordable housing: remove 50% affordable target; new approach based on need, capacity, viability and sustainable communities**
- **More responsive approach to social rented: shared ownership/intermediate balance**
- **More effective recognition of needs of older people/student accommodation**
- Gypsy and traveller pitch requirements

3. People

Housing supply:

- New borough housing targets: refining national approach to London's circumstances
- Continue to maximise output, **but "optimise" not "maximise" density**
- Support for family housing **and Housing Strategy vacants policy**

3. People cont'd...

- Housing quality:

- **Greater emphasis on quality/design externally and internally - future residential design guide/SPG for all tenures, including space standards, providing functional base for new London vernacular**
- **Recognition of the importance of protecting and enhancing neighbourhoods**
- **Presumption against garden loss**
- **Greater emphasis** on “secure by design”, wheelchair accessible housing, lifetime homes

3. People cont'd...

Social infrastructure:

- **Provide brief guidance on social infrastructure provision**
- **Spatial aspects of equal life chances for all**

4. Economy

- Stronger emphasis on **enterprise/innovation, balanced economy (geographically & spatially) and support for emerging sectors/SMEs**
- **Closer integration with EDS/LDA on labour market issues**
- **Use of s106 for affordable workspace**
- **Outer London as a 'cost effective place to do national government'**
- **Clarify** distinctive inner/outer London office policy, including managed consolidation/selective renewal of surplus stock
- **More rigorous implementation** of policy on industrial land loss

4. Economy cont'd...

- **Stronger promotion** of new environmental industries
- **Clarify** strategic cultural areas and cultural quarters (particularly outer London)
- **New policy on wheelchair-accessible hotel rooms**
- **Protect theatres/music venues; temporary use of vacant buildings for arts**
- Night-time economy: **management to include cumulative impact/saturation**
- **Strengthen** Olympic legacy and London-wide benefits

5. Climate Change

- Integrated approach through mitigation, adaptation and sustainable design and construction
- Reflects spatial implications of emerging environmental strategies
- Update approach to carbon dioxide reduction targets and **trajectories**
- Retain energy hierarchy, but review **renewable energy contributions and link with Code for Sustainable Homes**
- Retain policies on energy assessment
- Support infrastructure for hydrogen and for **electric vehicles**

5. Climate Change cont'd...

- Greater emphasis on decentralised energy, infrastructure planning and provision, role of heat mapping, low carbon strategies
- **Address spatial/design issues around overheating and the urban heat island**
- **Promote role of urban greening and** living roofs
- Support approach to flooding issues, sustainable drainage, efficient use of water resources, provision of water and sewage infrastructure

5. Climate Change cont'd...

- **Manage as much of London's waste within London as practicable / zero waste to landfill outside London**
- **Create positive environmental impacts from waste processing**
- **Consider carbon outcomes of waste processing**

5. Climate Change cont'd...

- **Prepare new waste arisings projections; assess self-sufficiency and possibly apportionment in light of this (but keep apportionment methodology)**
- Support improved recycling and composting rates
- Maintain existing approach to contaminated land **and update/refresh approach to hazardous substances**
- Maintain distinctive London approach to minerals planning (resist Government's primary aggregates target for London)

6. Transport

- **Emphasise transport support for outer London**
- Match development and transport capacity
- Airports: continue to oppose third Heathrow runway, **evaluate alternatives, including a Thames Estuary airport**
- Improve public transport capacity
- **Refer to Crossrail alterations/SPG**
- **Clarify** need for effective road management and possible need for additional capacity to address local constraints

6. Transport cont'd

- **Greater** strategic policy support for cycling and walking
- **Promote electric vehicles and infrastructure**
- Freight: **railheads for aggregates, break bulk facilities**, strategic rail freight interchanges

7. London's Quality of life

- **Closer integration between design and local context-place shaping and building strong neighbourhoods**
- Guidance on location of tall buildings **where appropriate to existing context**
- Inclusive environments
- **Physical environment to contribute to community cohesion, health and personal security e.g. secured by design principles**
- **New development to respond to local character, climate change adaptation and landscape – London vernacular.**

7. Quality of Life cont'd...

- **Consolidate policy on London Views Management Framework**
- **Refined approach to protection of World Heritage Sites**
- Protect, promote and improve access to the network of green spaces; **extend Green Grid principles**
- **Promote urban greening, urban agriculture**

7. Quality of Life cont'd...

- Green Belt, Metropolitan Open Land and **local green spaces to be protected, consider** setting minimum standards for access
- Supports Open Spaces Strategies
- Support play/informal recreation policies
- Proactive approach to biodiversity and geodiversity, trees and woodland, **enhance provision of street trees**

7. Quality of Life cont'd...

- Retain policy on reducing noise and enhancing soundscapes
- **Promotes landscape character areas – linked to urban character**
- **Reflect emerging Air Quality Strategy- impact of local heat/energy generation, & requirements on assessing population exposure to pollution**
- Blue Ribbon Network – protect water space and prioritise uses that require water e.g. wharves
- Further work on safeguarded wharves, passenger piers, potential cruise liner terminal

8. Implementation/monitoring/ review

- Rework with fewer policies
- Include policy on S.106 priorities **(Crossrail alteration)**
- **Latest position on Community Infrastructure Levy**
- Phasing of investment
- **Propose Implementation Plan**
- **Review Key Performance Indicators**
- **Point to future directions for London Plan review**

Next Steps

- **30 June 2009: Consultation deadline for Initial Proposals**
- **Autumn 2009: Public Consultation draft Plan**
- **Summer 2010: EIP**
- **Winter 2011/12: Replacement Plan published**

Questions?

