HOUSING SPG UPDATE

FURTHER ALTERATIONS TO THE LONDON PLAN
CONSOLIDATED WITH ALTERATIONS SINCE 2011
DECEMBER 2014
MAYOR OF LONDON

INTEND TO PUBLISH [clean version]
LONDON PLAN UPDATE

• Further Alterations to the London Plan - published by end of March
• Inspectors report:
  – Duty to co-operate
  – Housing capacity v housing need
  – Housing needs assessments
  – Current London Plan philosophy
  – Timing of full review
• Minor Alterations to the London Plan
  – Housing Standards
  – Parking
• Full review
PART 1 SUPPLY

- Re-draft to reflect changes in FALP
- Meeting & exceeding minimum housing targets
- Reconciling local / strategic need
- Optimising housing output
  - opportunity areas, town centres, other large sites
- Clarity on General Conformity
- Accelerating housing delivery
- Sources of housing supply
PART 2 QUALITY

• Not amended in FALP
• Transition from the current London Plan standards to national standards
• MALP
• Some updates to standards not part of the review:
  – Improve clarity for implementation
  – Active frontages
PART 3 CHOICE

- SHMA
  - London SHMA
  - Principles for local/sub regional SHMAs
  - Borough level indicative benchmarks?
- Private rented sector
- Emergence of new products
- Family housing
- Older Londoners – borough benchmarks
- Student housing
- Custom build
PART 4 AFFORDABLE HOUSING

• Update to reflect the Revised Minor Alterations to the London Plan as well as FALP.
• Intermediate products
  – Update on eligibility range
  – Link to AMR purchase price cap
  – Local edibility applies for max of three months
  – Encouraging the simplification of access
  – Encouraging product innovation
• Nominations
• Review mechanisms

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PART 7 – MIXED USE DEVELOPMENT

• London Plan mixed use and office policies
  – CAZ and Isle of Dogs
  – Beyond central London
• Housing intensification in town centres
• Opportunity Areas
• Large residential developments
• Housing Zones
• Surplus industrial land
• Links to other SPGs - town centres, CAZ, industrial land

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NEXT STEPS

Pre consultation sessions feeding into the drafting.
Draft for consultation 11th May.
12 Week consultation Series of consultation events TBA

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