



Draft Replacement London Plan: Summary of the Panel Report

The Planning Inspectorate judged the Replacement Plan to be “sound”. The Panel Report generally accepted the large number of changes put forward by the Mayor in response to representations made at the Examination. However, the Report suggests a small number of further changes listed below.

- Ensuring that the summary vision in the Plan and its objectives fully reflect the Mayor’s own vision and intentions.
- Making explicit reference to community involvement in regeneration proposals in order to sustain established communities.
- Clarifying the extent of demand/need for housing and refining the policies to ensure that aspiration for affordable housing is not curtailed while minimum provision expectations are set.
- Generally endorsing the March 2010 rather than the September 2010 Gypsy & Travellers Minor Alteration.
- Ensuring that the release of industrial land can be clearly monitored within individual Boroughs relative to current sub-regional groupings.
- Ensuring that the desire to retain or secure small shop units in parts of London is pursued in a way consistent with statutory requirements and the Government’s “localism” agenda.
- Making limited amendments to the various aspects of transport policy to ensure that they are consistent with national policy, other aspects of the London Plan and related Mayoral Strategies.
- Ensuring that the protection of Open Space is consistently applied across the various categories of designated land.

The most significant recommended changes are made in chapter 3 in relation to housing policy. The Panel Report suggests a number of helpful amendments such as highlighting a range (as opposed to a defined figure) for a minimum number of new homes and softens the Mayor’s policy on space standards. But the Report also generally supports the Mayor’s suggested changes relating to the negotiation of affordable housing on private residential schemes, which continues to suggest “overage” (although that word is no longer used) is acceptable in certain situations.

This brief provides a summary of the headlines from the Panel Report. A more detailed analysis of what the proposed recommendations mean and what the Report says in relation to London First’s main areas of concern will follow in due course.

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Summary of chapter changes

Chapter 2: London's Places

- Recommends fuller recognition of the importance of community engagement in regeneration areas.
- Endorses the Mayor's approach to Outer London based on the work of the Outer London Commission.
- Endorses the Mayor's changes to the schedules of existing and anticipated town centre hierarchy in Annex 2 with the addition of reference to the growth potential at Canary Wharf.
- Recommends a clearer statement of strategic aims from the Olympic Legacy.

Chapter 3 London's People

- Supports the Mayor's overall housing provision figure but recommends a minor adjustment, for consistency, to provision at Borough level.
- Supports the Mayor's numerical target for affordable housing; recommend inclusion of an aspirational percentage target for housing mix; and the Mayor's proposed tenure split between social rented and intermediate housing, subject to giving strong strategic impetus to the latter.
- General support for introduction of dwelling size standards, but with modifications.
- Generally endorsing the March 2010 rather than the September 2010 Gypsy & Travellers Minor Alteration.

Chapter 4: London's Economy

- Generally supports the office and retail provisions in the Plan.
- Supports the Mayor's approach to the managed release of surplus industrial land and premises, but recommends that sub-regional benchmarks be inserted in the Plan and not left to supplementary planning guidance as these benchmarks determine the policy approach.
- Broadly endorses, with modifications, the Mayor's approach to supporting local shops and enhancing the attractiveness and competitiveness of town centres, but takes suggested Mayoral changes further to broaden the way in which support might be given and to give greater emphasis to "localism".
- Endorses provision made for small businesses, especially for research and innovation, with minor amendments.

Chapter 5: London's Response to Climate Change

- Endorses the Mayor's proposals for a steeper trajectory leading to zero carbon development, but only for developments of strategic scale.

- Endorses the Mayor's general approach to decentralised energy and renewable; to risk management; and to provision for waste and aggregates.

Chapter 6: Transport

- Endorses the overall transport strategy subject to reinstatement of a hierarchy of road use and insertion of specific emphasis on the need for access to public transport for those with disabilities.
- Endorses the revised package of transport proposals put forward by the Mayor (in the replacement Table 6.3), subject to minor amendments and updating, particularly in relation to High Speed 2.
- A correction not carried forward from the Crossrail Alteration on the use of planning obligations is made.
- Accepts the changes put forward by the Mayor to Policy 6.6 (aviation) subject to minor amendments primarily to align the policy stance more closely with that of the Mayor's Transport Strategy and government policy.
- Endorses the policies regarding buses, trams, cycling and walking with some minor amendments.
- Policies 6.11 (traffic slow and congestion) and 6.12 (road network) are broadly endorsed, however, the Panel Report recommends making the reference to the possibility of road user charges more positive and reinstating a caveat that seeks to avoid overall traffic growth in the vicinity of network improvements. An amendment on the relevant key performance indicator on growth is also recommended.
- Policy 6.13 (car parking) is endorsed, subject to the suggested changes, which include defined parking standards for those with disabilities and minor amendments to the explanatory text.
- Endorses the policies for freight transport subject to inclusion of a reference to a potential location for a Strategic Rail Freight Interchange.

Chapter 7: London's Living Places and Spaces

- Generally supports the Mayor's approach to communities and design issues.
- Content with the Mayor's proposed approach to air quality, subject to minor clarifying amendments.
- The Mayor's intended plan-led approach to the distribution of both large and tall buildings (including view management) is generally supported.
- Agrees with the Mayor's intended approach to the protection of open space and to remedying deficiencies, subject to some strengthening.
- Content with Mayor's general approach to the Blue Ribbon Network (London's strategic network of water space), but recommends clarification of the processes and terminology involved.

Chapter 8: Implementation, Monitoring and Review

- Endorses the approach of publishing a separate Implementation Plan that can be updated alongside the Annual Monitoring Review process.
- Endorses the approach to planning obligations and the Community Infrastructure Levy as consistent with Government guidance, though recommends a minor change in the priorities for planning obligations.
- Endorses the key performance indicators, including the suggested changes, though recommends the revision of that concerning traffic growth and addition of an indicator concerning provision for Gypsies and Travellers.