

MAYOR^{OF} LONDON

**Draft London Plan,
July 2026**



TODAY:

1. Key **consultation details**
 2. **Approach to housing requirement**
 3. Key highlights in Draft London Plan.
- **Consultation Resources:**
 - Draft London Plan
 - Summary version of the Draft London Plan
 - Easy Read version
 - BSL and audio engagement documents
 - Consultation report
 - Evidence base
 - Supporting Documents: IIA/IIA non-technical summary/ HRA

• c

Find out more and respond

www.London.gov.uk

Responses needed in writing:

16th July – 15th October – 13 weeks

Via EngagementHQ (strongly preferred)

5 x chapter/topic drop in webinars throughout August:

- **11 August, 10-11am**
- **13 August, 11am-12pm**
- **18 August, 4-5pm**
- **26 August, 10-11am**
- **27 August, 10-11am**

September events – details TBC

OVERVIEW & THE GOOD GROWTH OBJECTIVES

- Listened to feedback
- Need to deliver more homes and support economic growth... while continuing to drive quality, innovation and liveability
- Current delivery challenges, calls for streamlining
- Sought to strike careful balance...prioritising key aspects, providing additional flexibility in other areas
- Within overall strategic framework that makes the best use of land and some of the difficult choices that underpin this
- Drawn out key headline issues in these slides...

Good Growth objectives

Making the best use of land

Delivering the homes and neighbourhoods Londoners need

Growing London's economy in a way that benefits all

Creating a greener, resilient and healthy city

LONDON'S HOUSING TARGET TO 2037

Why we are targeting 558k over 10 years, rather than 850k

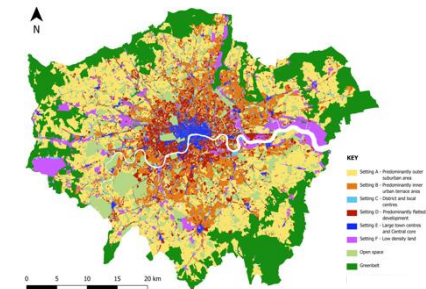
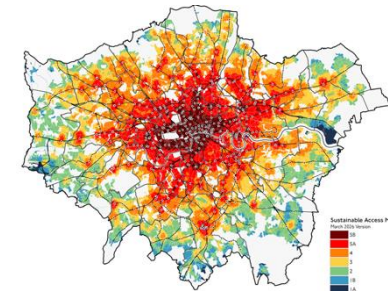
- Mayor's aim is to deliver as many homes and affordable homes as possible. SHLAA establishes the maximum that is realistically developable in the 10-year period in alignment with Good Growth objectives, but **also shows a route to 850k over the longer term**
- Accounts for existing permissions, plus
 - Large site optimisation supported by the new **Optimisation Framework**
 - Small site increases in delivery to be supported by a new **London Small Sites design code**
 - A new plan-led approach to **industrial release & Green Belt release**
- Strategic plan with high-level assumptions but needs to be sufficiently grounded in reality to be *reasonable and plausible*. This entails:
 - Planning for **other needs and objectives**: economic, environmental and other needs
 - Acknowledging **infrastructure dependencies** : need further transport & other infrastructure delivery
 - **Managing impacts**: infrastructure is vital to mitigate environmental, congestion etc impacts
 - **Historic delivery rates**: what would need to happen to increase delivery to 'unprecedented' levels
 - Cognisant **of viability**: current challenges makes it difficult to step up quickly

1. OPTIMISATION FRAMEWORK AND SMALL SITE DESIGN CODE

Optimising site capacity (MBUL2) - NEW policy

- Promotes increased densities & **particularly mid-rise** through new **Optimisation Framework** (on sites over 0.25ha)
- Sets **minimum expectations** for density ranges (and indicative height ranges) based on new Sustainable Access Measure (SAM) and context map
- These are not to be seen as maximums and doesn't apply to tall buildings, GB or areas being masterplanned
- Supports design-led approach within these parameters
- London small sites design code** also being introduced – consultation planned

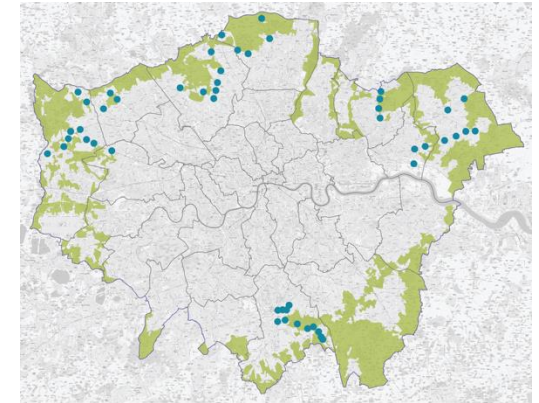
Context	Description	SAM 2	SAM 3	SAM 4	SAM 5A	SAM 5B
Setting A	Predominantly outer suburban area	3 - 4 storeys 220 - 410 hr/h	3 - 5 storeys 280 - 510 hr/h	3 - 6 storeys 340 - 610 hr/h	3 - 7 storeys 440 - 750 hr/h	4 - 7 storeys 500 - 830 hr/h
Setting B	Predominantly inner urban terrace area	3 - 5 storeys 260 - 480 hr/h	3 - 6 storeys 330 - 580 hr/h	3 - 7 storeys 400 - 680 hr/h	4 - 7 storeys 500 - 830 hr/h	4 - 8 storeys 510 - 910 hr/h
Setting C	District and local centres	3 - 5 storeys 300 - 530 hr/h	3 - 6 storeys 370 - 640 hr/h	3 - 7 storeys 440 - 750 hr/h	4 - 8 storeys 490 - 900 hr/h	5 - 9 storeys 550 - 990 hr/h
Setting D	Predominantly flatted development	3 - 6 storeys 370 - 650 hr/h	4 - 7 storeys 420 - 760 hr/h	4 - 8 storeys 470 - 880 hr/h	5 - 9 storeys 590 - 1040 hr/h	5 - 10 storeys 600 - 1130 hr/h
Setting E	Large town centres and Central core	4 - 7 storeys 420 - 710 hr/h	4 - 8 storeys 440 - 830 hr/h	5 - 9 storeys 490 - 950 hr/h	5 - 10 storeys 550 - 1080 hr/h	5 - 11 storeys 610 - 1170 hr/h
Setting F	Low density land	4 - 8 storeys 450 - 830 hr/h	5 - 9 storeys 520 - 950 hr/h	5 - 10 storeys 560 - 1080 hr/h	5 - 11 storeys 650 - 1220 hr/h	5 - 12 storeys 650 - 1300 hr/h



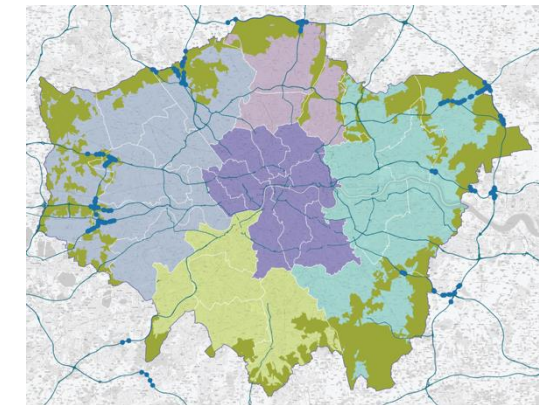
2. TARGETED SUSTAINABLE GREEN BELT RELEASE

Sustainable development and enhancement of the Green Belt (PV7) – AMENDED approach

- Release where justified to meet strategic needs - notably housing & industrial
- Sets out highly targeted approach:
 - Broad locations for growth (**BLGs**) where principle of release established and should be pursued in Local Plans x 10
 - Future candidate BLGs where release could be acceptable in future and where land should be safeguarded to ensure optimal use of land x 8
- Sets out tight parameters for any development re transport connectivity; landscape-led; density; car-parking; accessible green space provision; masterplanning.
- Separated MOL (Metropolitan Open Land) policy (PV6)



KEY
Green Belt
Well connected railway stations
Contains OS data © Crown copyright 2026



KEY
Green Belt
Suitable Road Network junctions
Suitable Strategic Road Network
London Property Market Areas
Central Services
Lea Valley
Park Royal
Thames Gateway
Wandle Valley
Contains OS data © Crown copyright 2026

3. AFFORDABLE HOUSING AND THRESHOLD APPROACH

Delivering affordable housing (HN3) - AMENDED approach

- Retains 50% strategic target for affordable housing
- Emphasises social rent provision – 60/40 SR/I tenure split and also Key Worker Living Rent (a preferred tenure)
- Gives priority access to intermediate homes to key workers.
- Amends the Threshold Approach with 3 new ‘**locational bands**’ varying AH requirements across London (35%/25%/20%)
- New **threshold for Green Belt** land (50%/35%) introduced as well as industrial (35%) and public land (40%/25%)
- New fast track route introduced for **smaller sites**



KEY

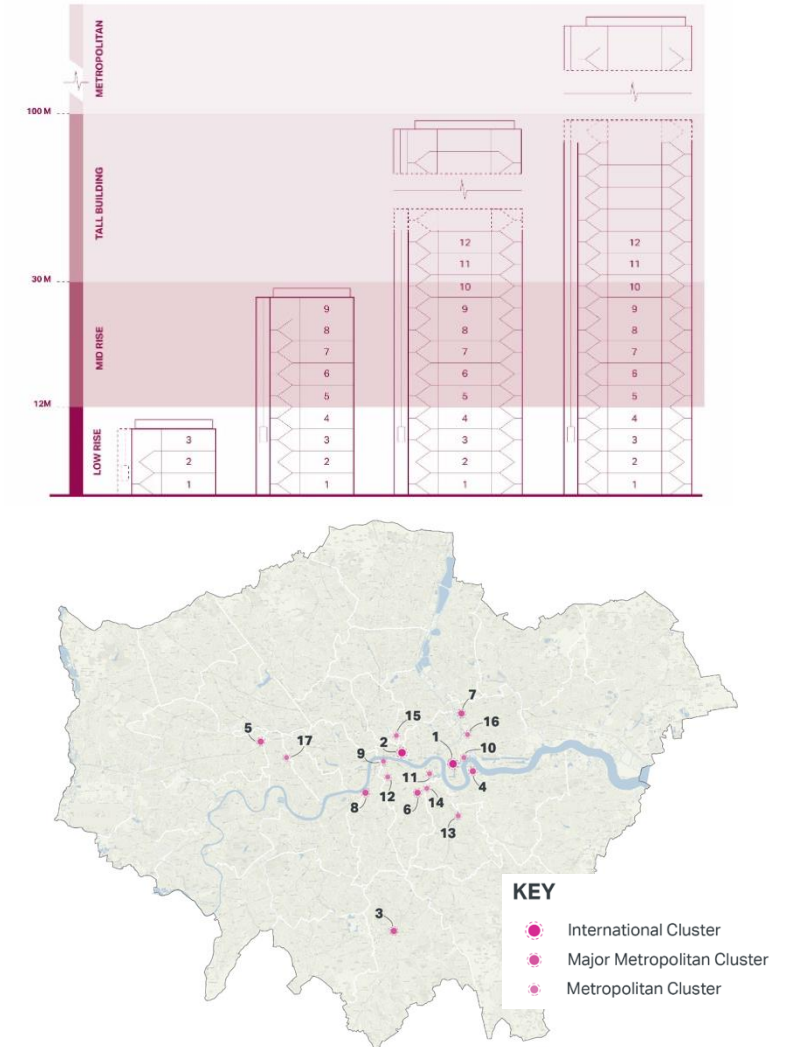
- Location Band A - 35%
- Location Band B - 25%
- Location Band C - 20%

Contains OS data © Crown copyright 2026

4. TALL BUILDINGS

Tall Buildings (MBUL3) – AMENDED approach

- Sets new **definitions of tall buildings (30m+)** and **Metropolitan tall buildings (100m+)**
- identifies clusters of where metropolitan scale tall buildings should be directed to.
- LPAs should identify *locations* for tall buildings and the *specific boundary* of metropolitan scale tall building locations.
- Criteria for identifying tall building locations in plans and determining applications.



5. INDUSTRIAL LAND SUPPORTING ECONOMIC GROWTH AND HOUSING GROWTH

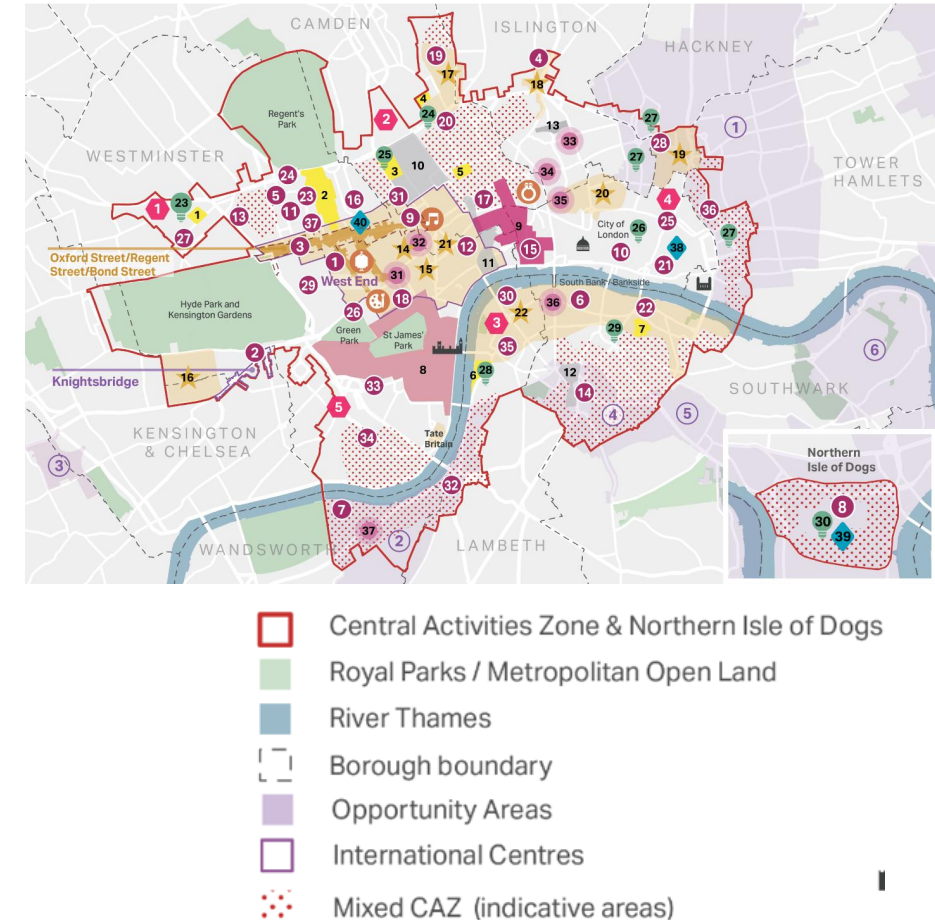
Supply of Industrial land (GLE2) Industrial land supporting housing growth (PV5) – AMENDED approach

- **GLE2** sets **benchmarks** for storage and distribution (S&D) demand to be met through **collaboration** at Property Market Area level
- **PV5** requires LPAs to consider **plan-led release of well-connected industrial land for housing** and DM-led release of identified highly connected industrial land in the interim.
- LPAs to **designate additional land** to help meet strategic need, including on **industrial** BLGs in the Green Belt, if required
- Protects SIL and LSIS against the introduction of additional non-industrial uses (**rather than current co-location policy**)

6. CENTRAL ACTIVITIES ZONE (CAZ)

Central Activities Zone (PV2) AMENDED approach

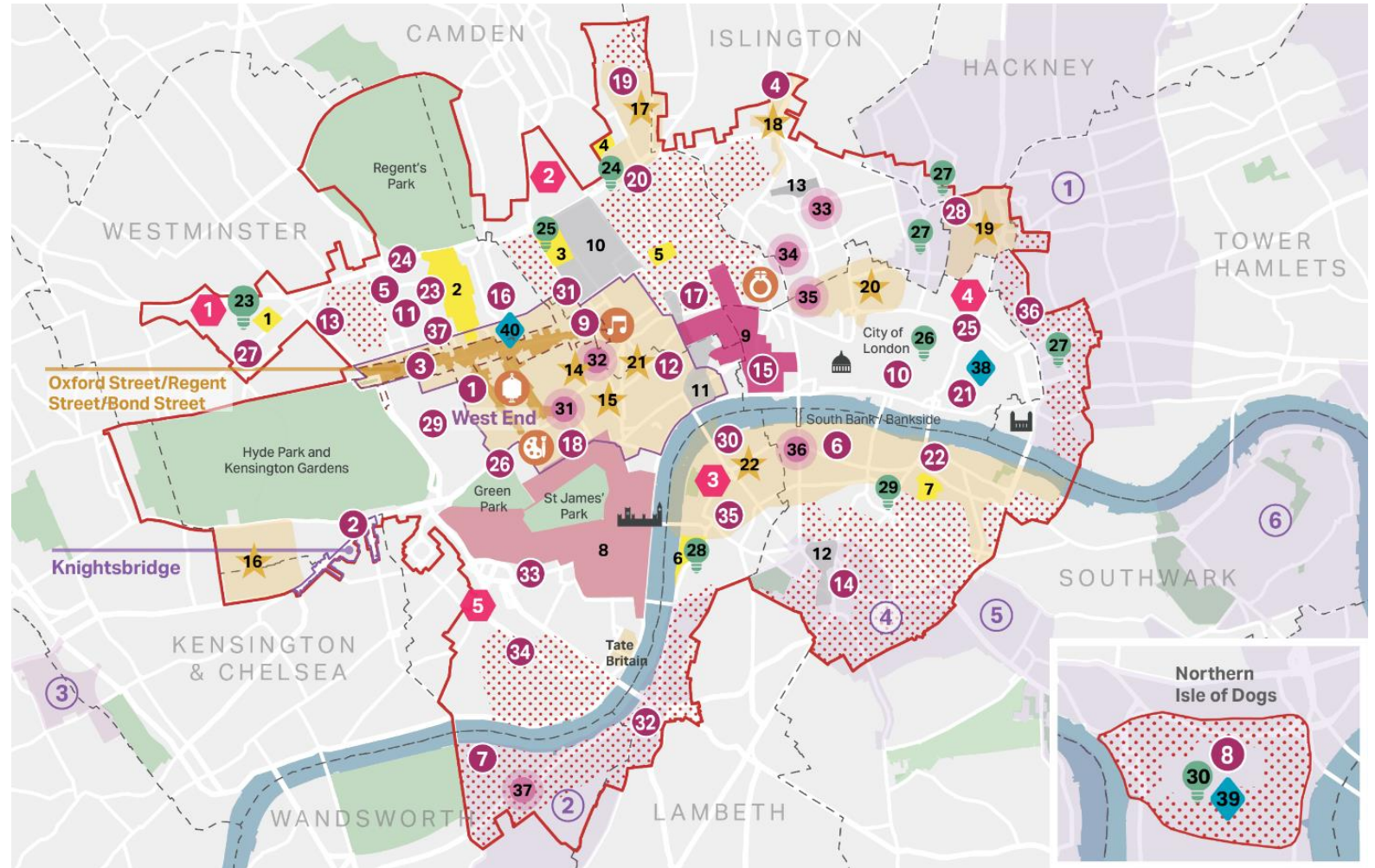
- CAZ role continues, promoting & protecting CAZ strategic functions
- A **new approach** that distinguishes between 'Core' and 'Mixed CAZ' areas:
 - In Core CAZ priority to commercial, cultural, experience etc economy
 - In Mixed CAZ areas, potential for new residential development recognised, creating more mixed commercial/resi character areas.
- Transformational Gateway designation for key national rail termini with redevelopment potential



6. CONTINUED... CENTRAL ACTIVITIES ZONE (CAZ)

A new strategic **CAZ Diagram** showing the CAZ and Northern Isle of Dogs boundaries, the West End, clusters of CAZ strategic functions and indicative Mixed CAZ areas (to be refined in local plans).

-  Central Activities Zone & Northern Isle of Dogs
-  Royal Parks / Metropolitan Open Land
-  River Thames
-  Borough boundary
-  Opportunity Areas
-  International Centres
-  Mixed CAZ (indicative areas)



7. EMPLOYMENT SPACE AND AFFORDABLE WORKSPACE

Employment Space - this is an UPDATED policy – GLE1

- The policy aims to provide for the **land use and floorspace needs** of all sectors of the economy and support delivery of the **London Growth Plan**.
- It sets out **design considerations** for Class E, light industrial and life sciences space ensuring that they are fit-for-purpose and adaptable to future economic circumstances.

Affordable workspace – this is an UPDATED policy – GLE7

- Policy requirement **triggered** by applications for new office, research and development or light industrial uses [Class E(g)], data centres and/or B8 storage or distribution uses.
 - Local plan policies to be justified by **evidence of need** and **viability**.
 - Delivery should support specific **social, cultural, place-making or economic purposes** including any Class E use, community and cultural uses.
 - Flexibility to provide either **on-site** or **off-site**, including **financial contributions** to a local authority affordable workspace fund to support affordable workspace hubs and place-making.
 - Flexibility on the **amount of affordable workspace** where this delivers greater benefits such as higher rates of discount on rent and/or a longer time period for the affordable workspace provision.
-

8. DATA CENTRES

Data centres (GLE3) NEW policy

- Supports role of data centres in economic growth
- Sets **strategic criteria for Local Plans to identify suitable locations**, including the availability of land, electricity network and water supply capacity without compromising the supply to meet housing, economic and infrastructure needs
- Requires data centres to **contribute to relevant local community benefits & minimise impacts** (e.g. stretch connections)
- Requires data centres to be as **clean and sustainable** as possible through:
 - heat recovery, electricity and water efficiency, renewable energy generation
 - deployment of **best practice back-up generators** – fuels, siting/design and testing

9. ENERGY EFFICIENCY AND CARBON

Energy Efficiency (GHR1) and Whole-Life Cycle Carbon (GHR3) – AMENDED approach

- GHR1 sets Energy Use Intensity (EUI) and Space Heating Demand (SHD) standards (baseline and aspirational) for different types of **major** development
- Different metric and approach to the current London Plan
- Focus on building quality and energy efficiency to deliver carbon reductions, reduce bills, and to simplify and streamline reporting and processes
- Carbon offsetting is not carried forward
- Separate GHR3 builds on existing approach to WLC, setting baseline and aspirational upfront embodied carbon targets for **referables**

10. ACCESSIBLE GREEN SPACE (AGS)

Accessible green space (GHR8) – REVISED approach with NEW FOCUS

- Establishes two new sub-types of AGS against which to identify **areas of deficiency** (AODs) – Strategic and Local
- Requires Local Plans to **designate areas of AGS** and identify **opportunities for delivery/enhancement**, and where justified set **local quantity standards and accompanying off-site/offset payment rates**
- Establishes presumption of **no net loss of designated AGS** and expectation that Major developments contribute to increased provision of AGS – prioritising on-site delivery (esp in AODs) where possible

MAYOR OF LONDON

The Draft London Plan in numbers



30 Brownfield First Opportunity areas



52 policies



58 dB - proposed noise performance best practice standard for residential



50 per cent strategic target for affordable homes



10 per cent of new affordable homes must meet M4(3)(2)(b) Wheelchair accessible standard



20 Environment Opportunity Areas



558,000 new homes over ten years



2.4 metre resi floor to ceiling heights



35/25/20% new Threshold Approach bands



270 ha more land for industrial by 2036



17 'metropolitan' scale tall building locations



All major developments to meet energy efficiency standards

Questions...?

16 July – 15 October 2026
[London.gov.uk](https://www.london.gov.uk)