



MAYOR^{OF} LONDON

Draft London Plan Consultation

Introduction to draft London Plan webinar
22 July 2026

TODAY:

1. Key consultation details
2. Where we are in the process
3. Some highlights of the Draft London Plan
4. Moderated **Q&A**

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

Find out more and respond

www.london.gov.uk

16 July – 15 October (13 weeks)

Respond in writing:

- Via [EngagementHQ](#) (preferred)
- Via email Londonplan@london.gov.uk

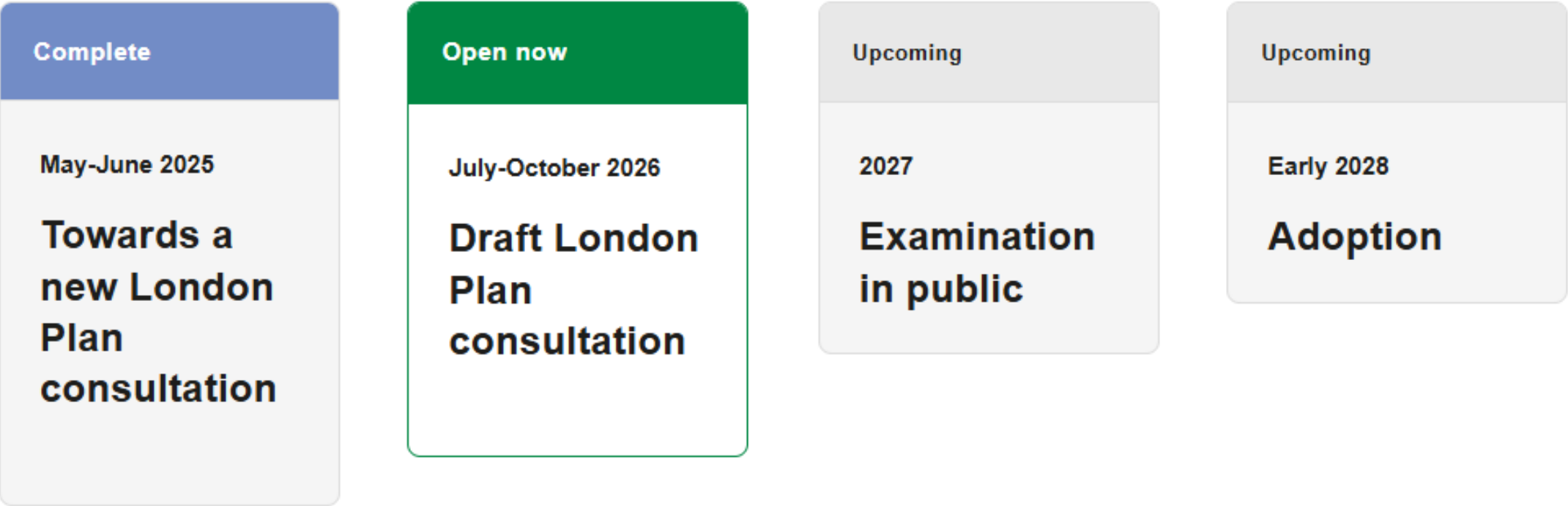
View the Evidence base:

[London Plan Evidence](#)

(Some is accessed via the datastore)

WHERE ARE WE IN THE PROCESS?

Soundness and Legal Compliance (explained in [FAQs](#))



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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

GOOD GROWTH OBJECTIVES

- Listened to feedback from 2+ years of engagement
- Need to deliver more homes and support economic growth... while continuing to pursue a fairer and greener London
- Current delivery challenges, calls for streamlining
- Careful balance...prioritising key aspects of London Quality, providing additional flexibility in other areas

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

THE PLAN'S SPATIAL STRATEGY

A NEW SUITE of Broad Locations for Growth (BLGs) and new types of Opportunity Areas (OAs)

BLGs

Strategic Growth Corridors

CAZ & NIOD

1 International Centres

3 Transformational Gateways

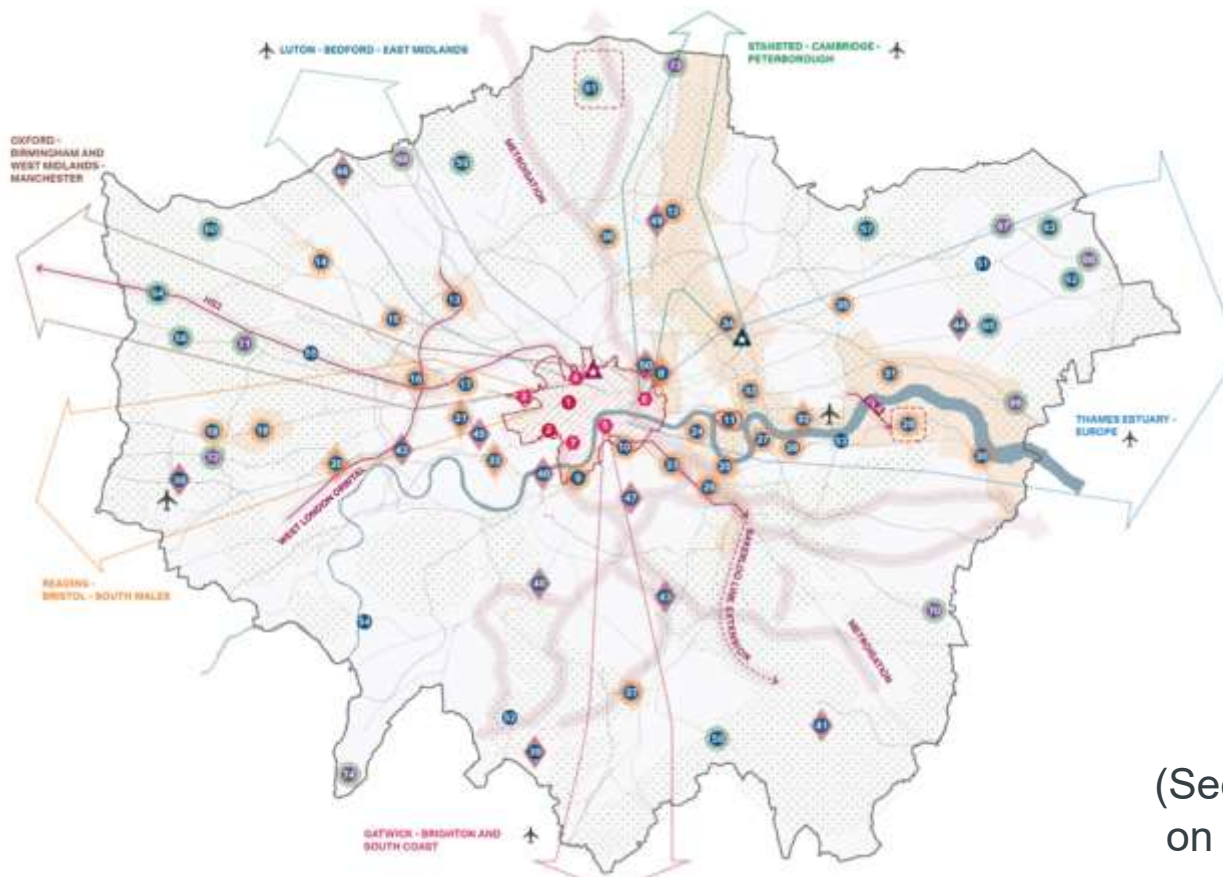
BFOAs

Strategic Economic Clusters

Town Centres and other Brownfield

GB residential-led

GB industrial



OAs

Brownfield First OAs (BFOAs)

Environment Opportunity Areas inc those relating to Regional Parks & Future Regional Parks; Strategic Nature Recovery Clean & Healthy Waterways

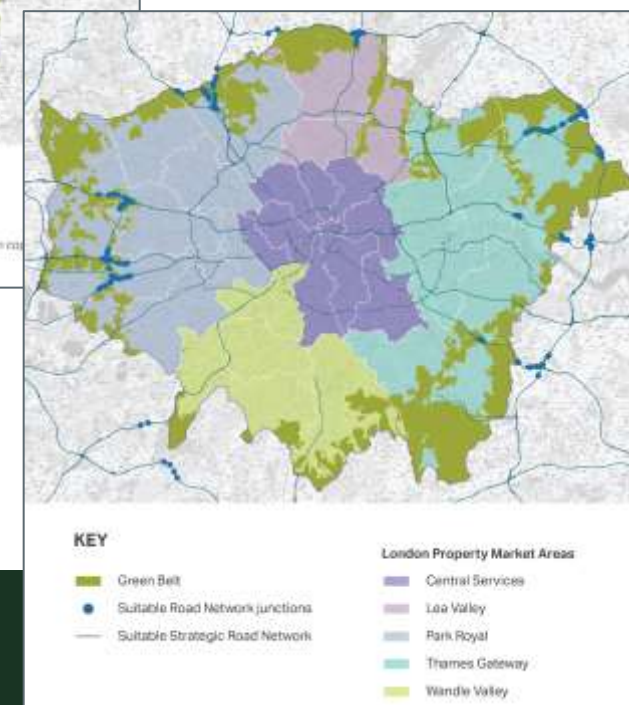
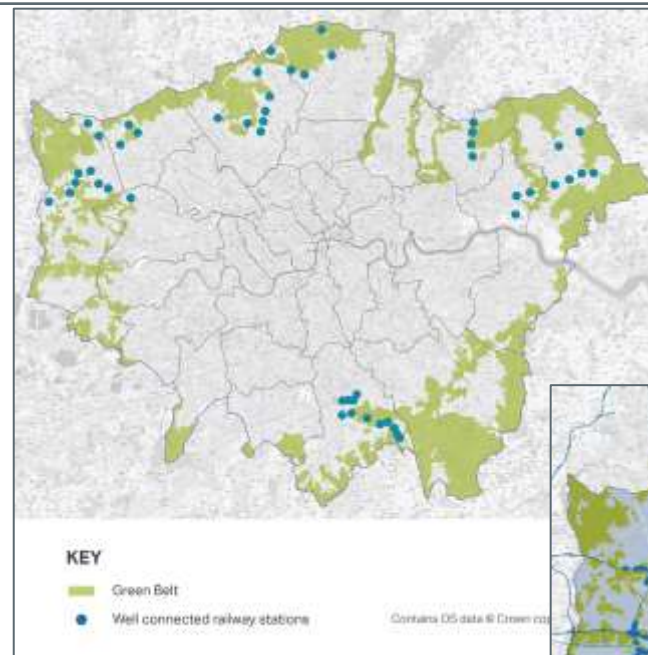
(See also future candidate BLGs on 20-year Key Diagram)

See MBUL1 (Spatial Strategy) and Key Diagrams/ sub Key Diagrams

TARGETED & SUSTAINABLE GREEN BELT RELEASE

NEW approach

- Sets out highly targeted approach to meet strategic needs
 - **Broad locations for growth (BLGs)** where principle of Green Belt release established and should be pursued in Local Plans
 - Future candidate BLGs where release could be acceptable in future and where land should be safeguarded to ensure optimal use of land
- Tight specifications to minimise release and ensure it delivers benefits – especially re density and access to green space

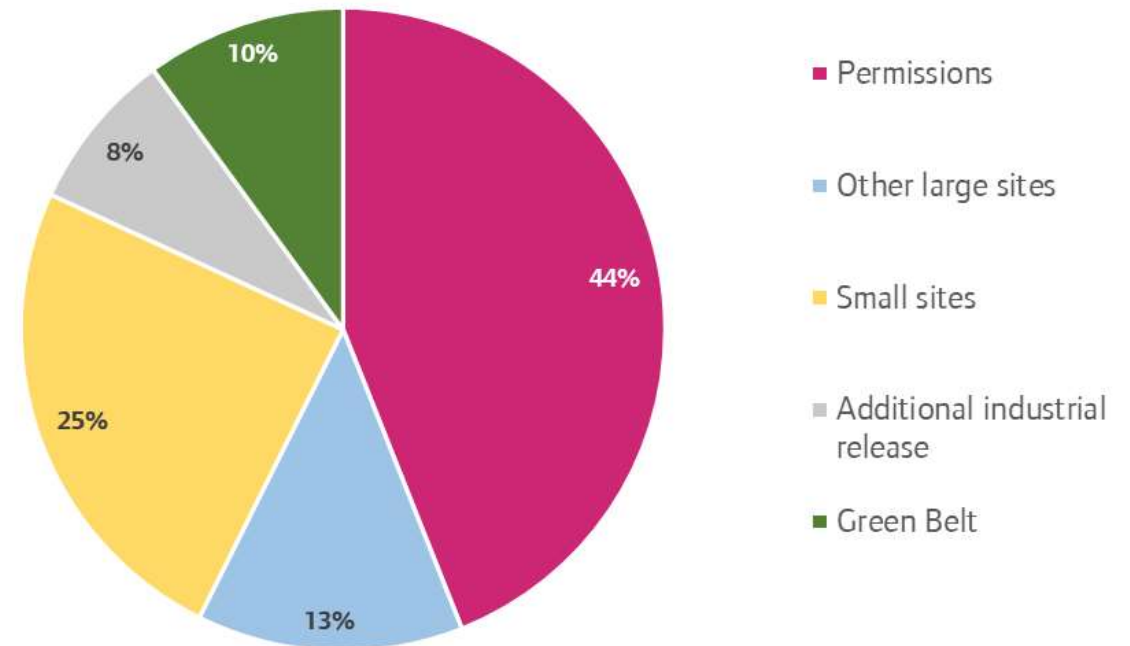


See PV7 (sustainable development and enhancement of the Green Belt) and Green Belt evidence base

LONDON'S HOUSING TARGET TO 2037: WHY 558K NOT 850K?

UPDATED look at housing capacity

- 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**
- **Reasonable and Plausible** – key tests for interrogating capacity, means high-level assumptions need to be grounded in reality

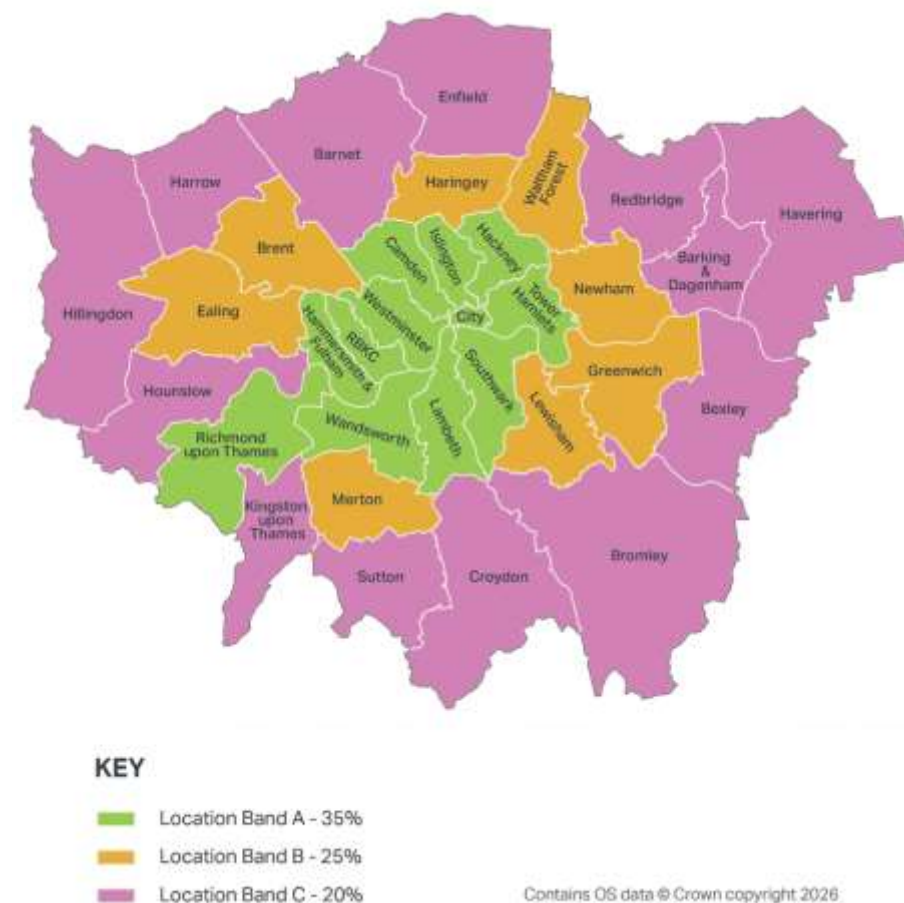


See HN1 and commentary in Chapter 1

AFFORDABLE HOUSING

AMENDED approach

- Retains 50% strategic target for affordable housing
- Prioritises social rent provision – and also Key Worker Living Rent (a preferred tenure)
- Gives priority access to intermediate homes to key workers.
- Revised threshold/fast track approach
 - 3 new 'locational bands' vary AH requirements across London (35%/25%/20%)
 - New **thresholds 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**

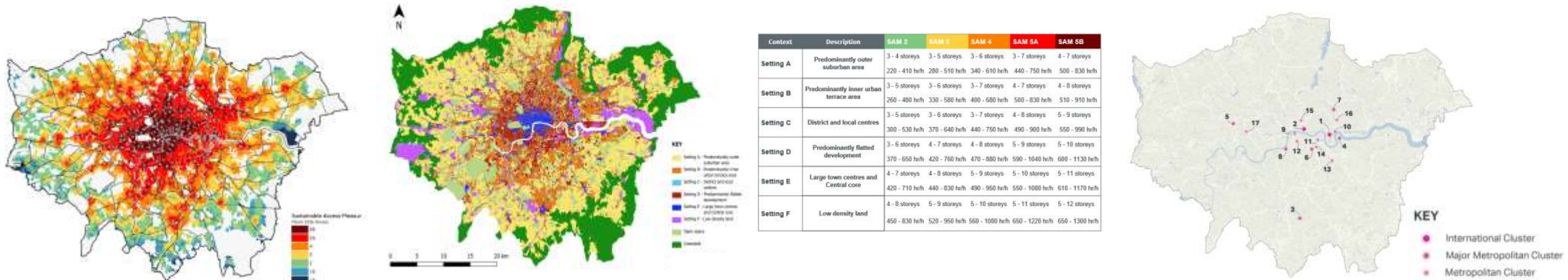


See HN3 (Delivering affordable housing)

MAKING BEST USE OF LAND INCLUDING SMALL SITES AND MANAGING TALL BUILDINGS

NEW AND AMENDED policies on optimising the use of land and site capacity:

- **Provides greater clarity** on what site optimisation means across different parts of London via the Optimisation Framework and London Small Site Design Code
- **More nuanced approach** than previous ‘density matrix’ and design-led approach
- **Provides greater strategic oversight over tall buildings** which sets out London-wide mid-rise definition (12 – 30m), tall building definition (30m+) and Metropolitan tall buildings (100m+)
- **Identifies** where tallest (Met. Scale) buildings should be directed to while LPAs identify 30 – 100m locations



See MBUL2 (Optimising the use of land and site capacity) & MBUL3 (tall buildings)

DELIVERING THE HOMES THAT LONDONERS NEED: DESIGNING FOR QUALITY & ACCESSIBILITY

UPDATED policies on building and housing design including accessible housing

- **Provides greater clarity** on the expectation that all habitable rooms should receive natural light and have openable windows
- **Provides greater clarity** on the provision of dual aspect homes
- **Continues to require** all tenures and residential accommodation that is self-contained to meet the Nationally Described Space Standard (NDSS). The minimum floor to ceiling height of dwellings has been amended to at least 2.4m rather than the previous 2.5m
- **Accessible housing** policy states that at least 10 per cent of homes to meet Building Regulation M4(3) requirements and policy sets maximum noise performance levels



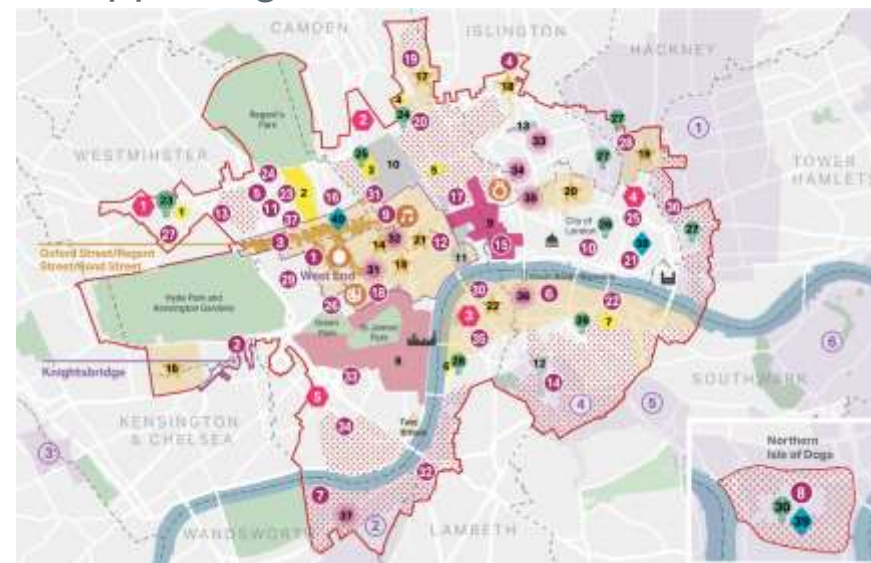
See High quality design for growing city (MBUL6), Housing design (HN8), and Accessible housing (HN9)

MANAGING TOWN CENTRES & THE CENTRAL ACTIVITIES ZONE (CAZ)

- An **UPDATED** strategic town centre network (see map below)
- **Updated principles** to guide local plan policies for town centres and high streets.
- A **healthy streets** approach and support for **markets**.



- An **UPDATED** approach to **CAZ** (see map below).
- Promoting **CAZ strategic functions** (eg offices, retail, culture, tourism uses and the night-time economy).
- New policy distinguishes **Core CAZ** areas, where strategic functions are prioritised, and **Mixed CAZ** areas supporting a mix of commercial and housing.



See PV3 (Town centres) & PV2 (CAZ) plus GLE1, GLE4, GLE5 and GLE6

GROWING LONDON'S ECONOMY TO BENEFIT ALL

- The draft Plan supports the **London Growth Plan** by providing for the **land use, infrastructure and floorspace needs** of all economic uses including:
 - **Commercial uses** (e.g. offices, shopping, restaurants, leisure and cultural consumption) – steering these towards the CAZ, town centres and high streets
 - **cultural uses** – protecting these and supporting new **night-time economy** uses in appropriate locations
 - **industrial land** - focusing provision in the most suitable locations and recognising the growth-driven needs for storage and distribution
 - **data centres** – new bespoke approach that also addresses their impacts
- **Affordable workspace** to support social, cultural, place-making or economic purposes
- **Access to employment and training** in large scale development



UPDATED policy approach – see GLE policies especially GLE1 to GLE8

ENERGY EFFICIENCY AND CARBON REDUCTION

AMENDED policy approach:

- **Energy Efficiency focus** – through Energy Use Intensity (EUI) and Space Heating Demand (SHD) standards (baseline and aspirational) for different types of 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
- **Embodied carbon** - separate policy builds on existing approach to whole life-cycle carbon (WLC), setting baseline and aspirational upfront embodied carbon targets for larger-scale development



Image source: Repowering London

See GHR1 (Energy Efficiency) and GHR3 (Whole-Life Cycle Carbon)

ADAPTING TO A HOTTER CLIMATE WITH MORE TORRENTIAL RAIN

UPDATED policies concerned with:

- **Cooler buildings** - designing buildings to stay cool using passive measures such as shading, ventilation and green infrastructure
- **Cooling the city** - urban greening by using the Urban Greening Factor (UGF) which requires development to incorporate greening measures such as trees and green roofs, helping to keep the built-up area cooler
- **Reducing flash flooding** - pursuing measures to reduce drainage runoff, including through incorporation of SuDS and now allowing for contributions to off-site area-based measures such as rain-gardens to benefit whole neighbourhoods



See Heat Risk (GHR4), Green infrastructure and Urban Greening Factor (GHR7), Flood risk and drainage (GHR5)

IMPROVING ACCESS TO GREENSPACE ACROSS LONDON

UPDATED and **STRENGTHENED** policies, including:

- **Metropolitan Open Land (MOL)** is highly **protected** – no release planned for and strict conditions introduced
- **Greater focus on the social and environmental value** of MOL, with opportunities for new areas to be designated.
- **Accessible Green Space** – prioritise increasing access to nature, especially in areas where there is a known shortfall.
- **Green Belt enhancement** – Improvement expected in access to and function of the vast proportion of retained Green Belt land



See GHR8 (Accessible Green Space) & PV6 (Metropolitan Open Land)



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Draft London Plan Consultation

Shaping London's economic future webinar
11 August 2026

GROWING LONDON'S ECONOMY IN A WAY THAT BENEFITS ALL

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

Policies covered in today's presentation:

- Sufficient and appropriate employment space, affordable workspace, access to employment
- Central Activities Zone (CAZ), town centres, strategic economic clusters and corridors
- Night-time economy, culture and visitor infrastructure
- Industrial land
- Data centres
- Aviation

SUFFICIENT AND APPROPRIATE EMPLOYMENT SPACE

GLE 1 Sufficient and appropriate employment space

- **Provides for the land use and floorspace needs** of all sectors of the economy, including design considerations.

GLE 7 Affordable Workspace

- **Amended range of trigger uses:** Class E(g) business, data centres and B8 storage or distribution
- **Affordable workspace provided** in new Class E uses, culture, community and learning uses
- **Off-site or financial contribution** flexibility

GLE 8 Access to employment and skills

- **Major development** proposals should support Londoners into good quality employment, apprenticeships and training opportunities

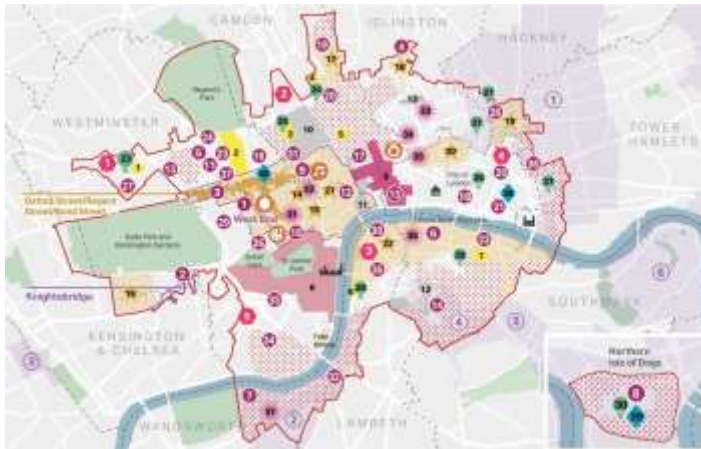


Image: Oakfield Road, Ilford. Credit: SPACE

CENTRAL ACTIVITIES ZONE, TOWN CENTRES AND HIGH STREETS, STRATEGIC ECONOMIC CLUSTERS AND CORRIDORS

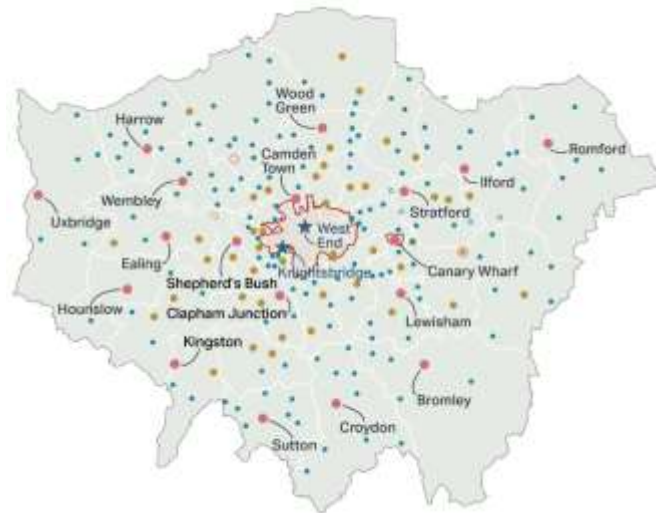
Policy PV2 CAZ

- Promotes CAZ strategic functions and clusters
- New approach distinguishing **Core CAZ** areas, where strategic functions are prioritised, and **Mixed CAZ areas** supporting a mix of commercial and housing.



Policy PV3 Town centres and high streets

- Updated **strategic town centre network** and principles to guide local plan policies for town centres and high streets
- A **healthy streets** approach and support for **markets**



Policy PV4 Strategic Economic Clusters and Corridors

- **New policy** for existing or potential new clusters of economic activity outside of CAZ, town centres and Strategic Industrial Locations
- Boroughs to designate, define boundaries and develop policies.



NIGHT-TIME ECONOMY / CULTURE / VISITOR INFRASTRUCTURE

GLE 4 Night-time economy

- Promotes a diverse mix of economic activity across London's night-time sectors
- Protects public houses and their placemaking value to local communities.

GLE5 Culture and creative industries

- Protection of and support for new cultural facilities for consumption and production
- Creative Enterprise Zones (CEZs) are protected in Local Plans.

GLE6 Visitor infrastructure

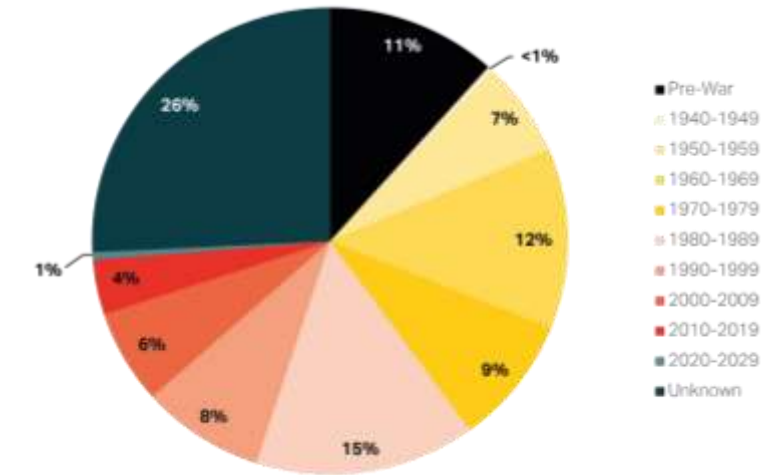
- Serviced visitor accommodation supported in the CAZ, town centres, high streets and locations well-connected by public transport.



INDUSTRIAL LAND SUPPORTING ECONOMIC GROWTH AND HOUSING GROWTH – NEW APPROACH

GLE2 Supply of industrial land

- sets benchmarks for storage and distribution (S&D) demand to be met through collaboration at Property Market Area level
- promotes designation of additional land to help meet 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)



Age of industrial stock

[London Industrial Land Supply Study - London Datastore](#)

PV5 Industrial land supporting housing growth

- requires LPAs to consider plan-led release of well-connected industrial land for housing and development-management-led release of identified highly connected industrial land in the interim

DATA CENTRES – NEW POLICY

GLE3 Data centres

- 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 and environmental benefits
- It 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



AIRPORTS, EXPANSIONS, AND ADVANCED AIR MOBILITY (AAM)

GLE 9 Aviation

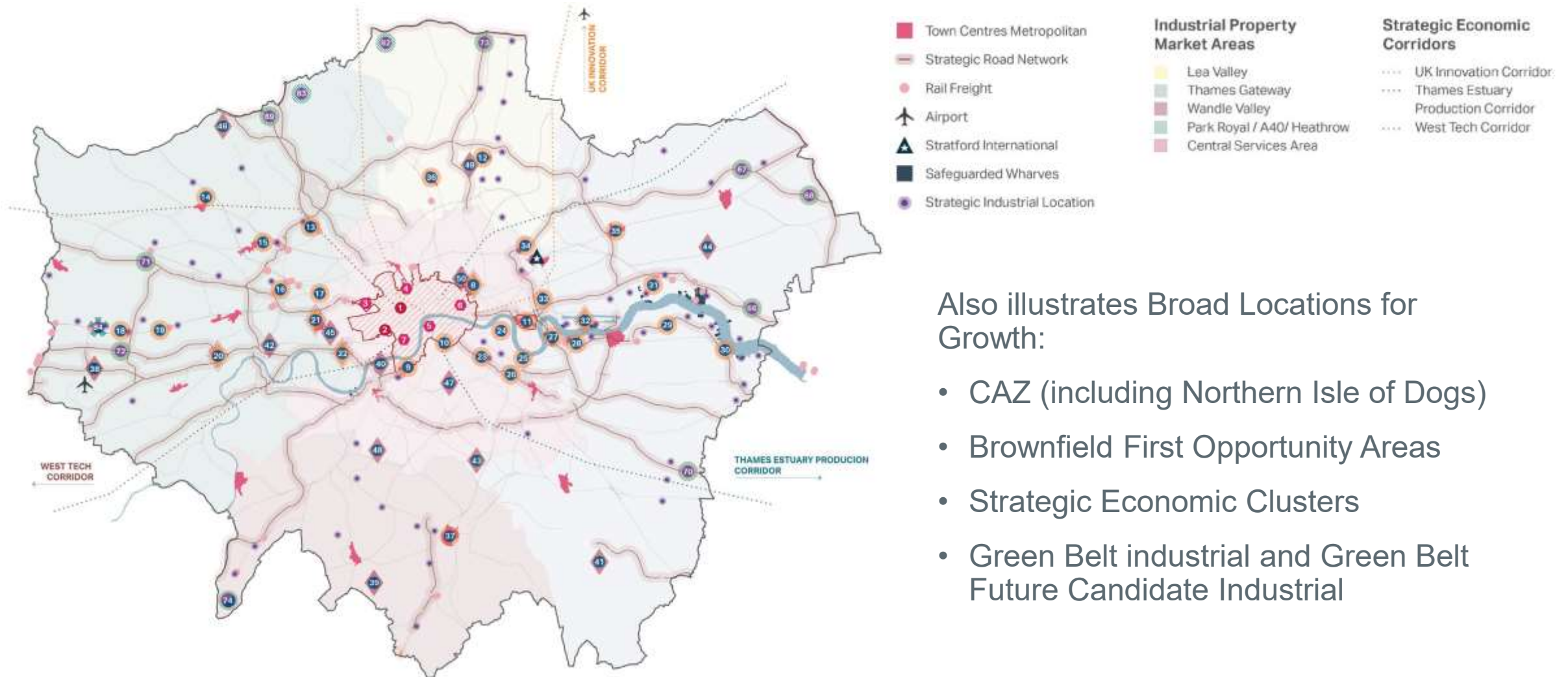
- continues the previous policy approach for airport related developments to address environmental and health impacts + no new heliports
- requires London's six airports to make best use of existing capacity to ensure sustainable economic growth and jobs in local communities
- proposes to refuse airport expansions, including Heathrow expansion, unless no unacceptable impacts are demonstrated + sets out surface access requirements if Heathrow expansion is consented

Advance Air Mobility (AAM)

- sets out principles against which AAM proposals should be assessed: safety, security, social and economic value, equity, accessibility, environmental and public health



ECONOMY KEY DIAGRAM (FIGURE 4.1)





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Draft London Plan Consultation

Mapping our growth and infrastructure webinar
13 August 2026

GOOD GROWTH OBJECTIVES

- Listened to feedback from 2+ years of engagement
- Need to deliver more homes and support economic growth... while continuing to pursue a fairer and greener London
- Current delivery challenges, calls for streamlining
- Careful balance...prioritising key aspects of London Quality, providing additional flexibility in other areas

Good Growth objectives

Making the best use of land

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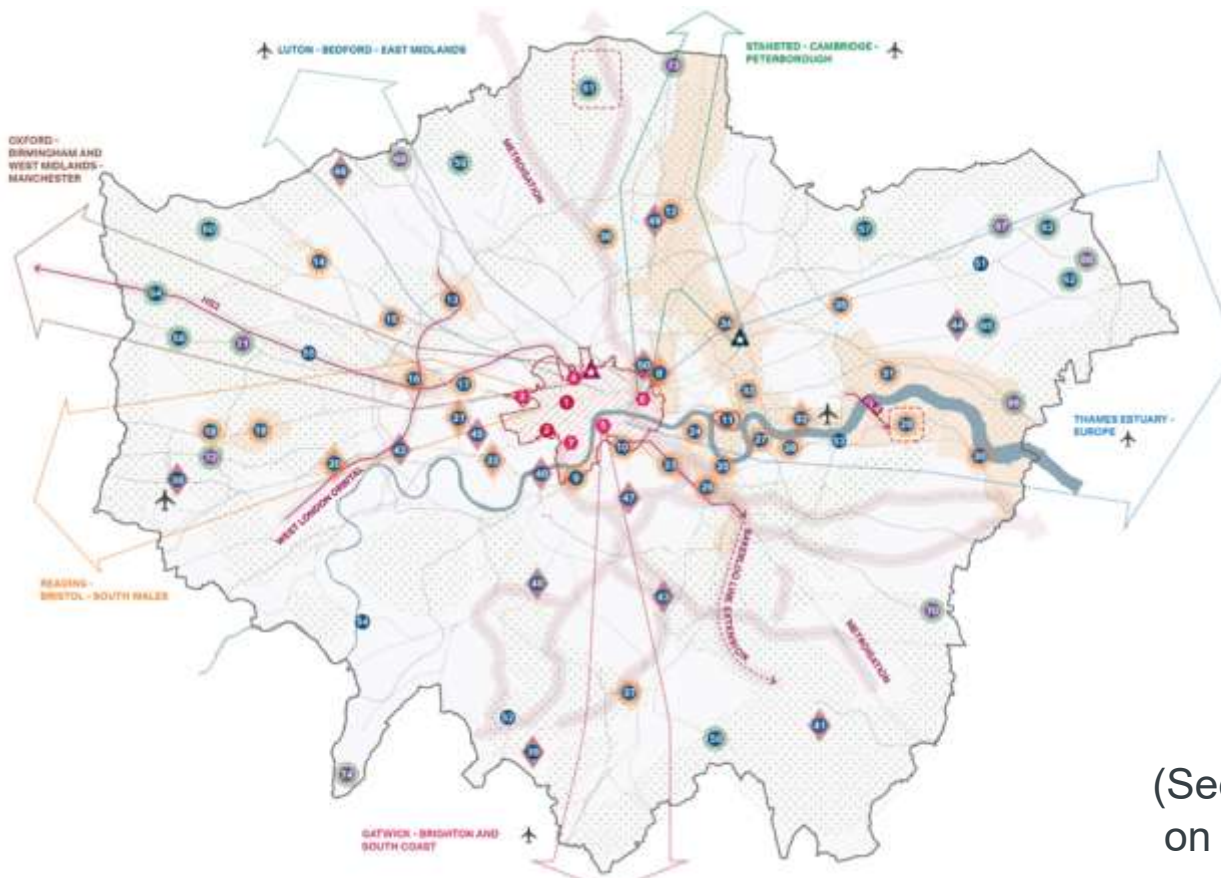
Creating a greener, resilient and healthy city

THE PLAN'S SPATIAL STRATEGY

A NEW SUITE of Broad Locations for Growth (BLGs) and new types of Opportunity Areas (OAs)

BLGs Strategic Growth Corridors

- CAZ & NIOD
- ① International Centres
- ③ Transformational Gateways
- BFOAs
- ◆ Strategic Economic Clusters
- Town Centres and other Brownfield
- GB residential-led
- GB industrial



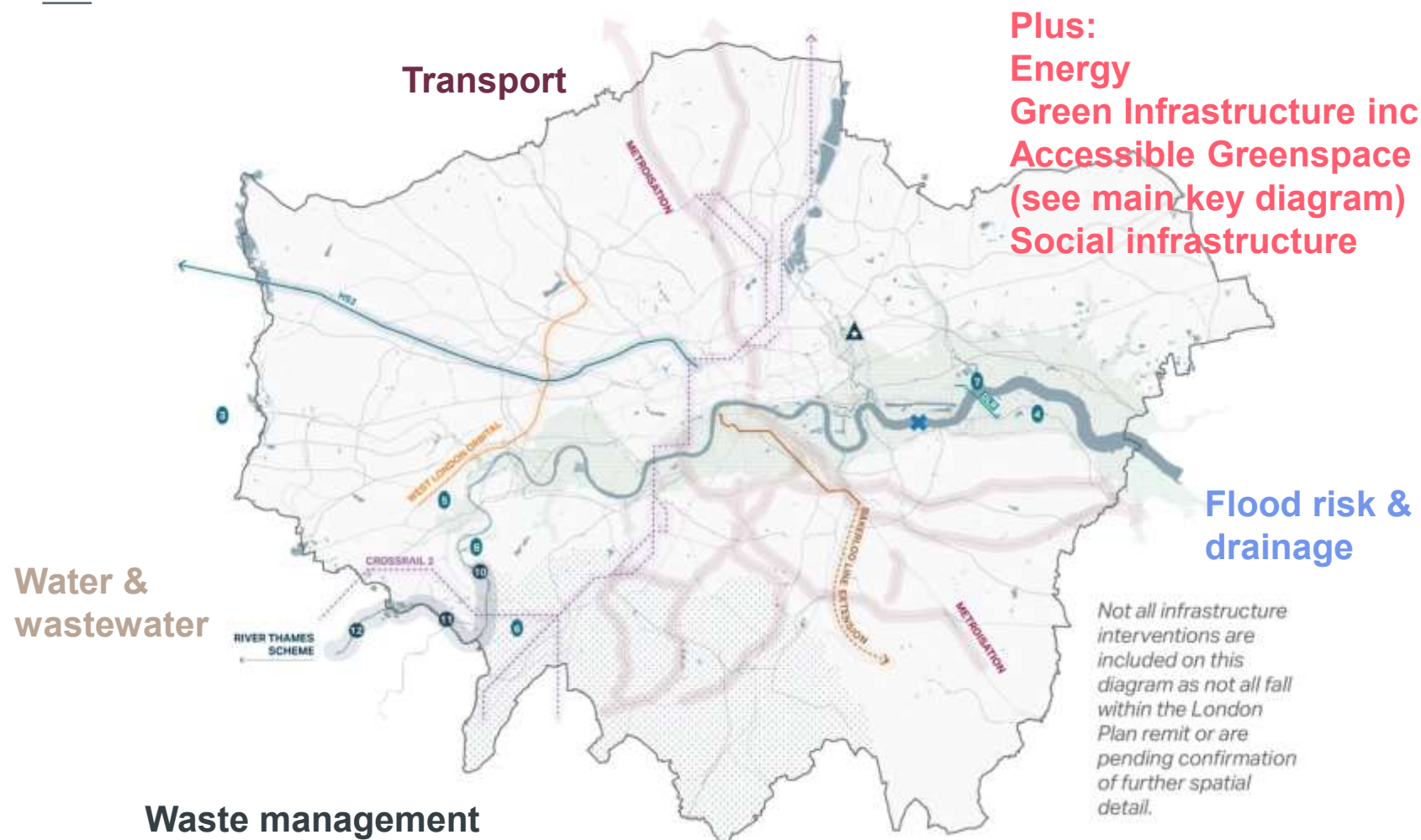
OAs

- Brownfield First OAs (BFOAs)
- Environment Opportunity Areas inc those relating to Regional Parks & Future Regional Parks; Strategic Nature Recovery Clean & Healthy Waterways

(See also future candidate BLGs on 20-year Key Diagram)

See MBUL1 (Spatial Strategy) and Key Diagrams/ sub Key Diagrams

INFRASTRUCTURE: HEADLINE NEEDS & ASSUMPTIONS



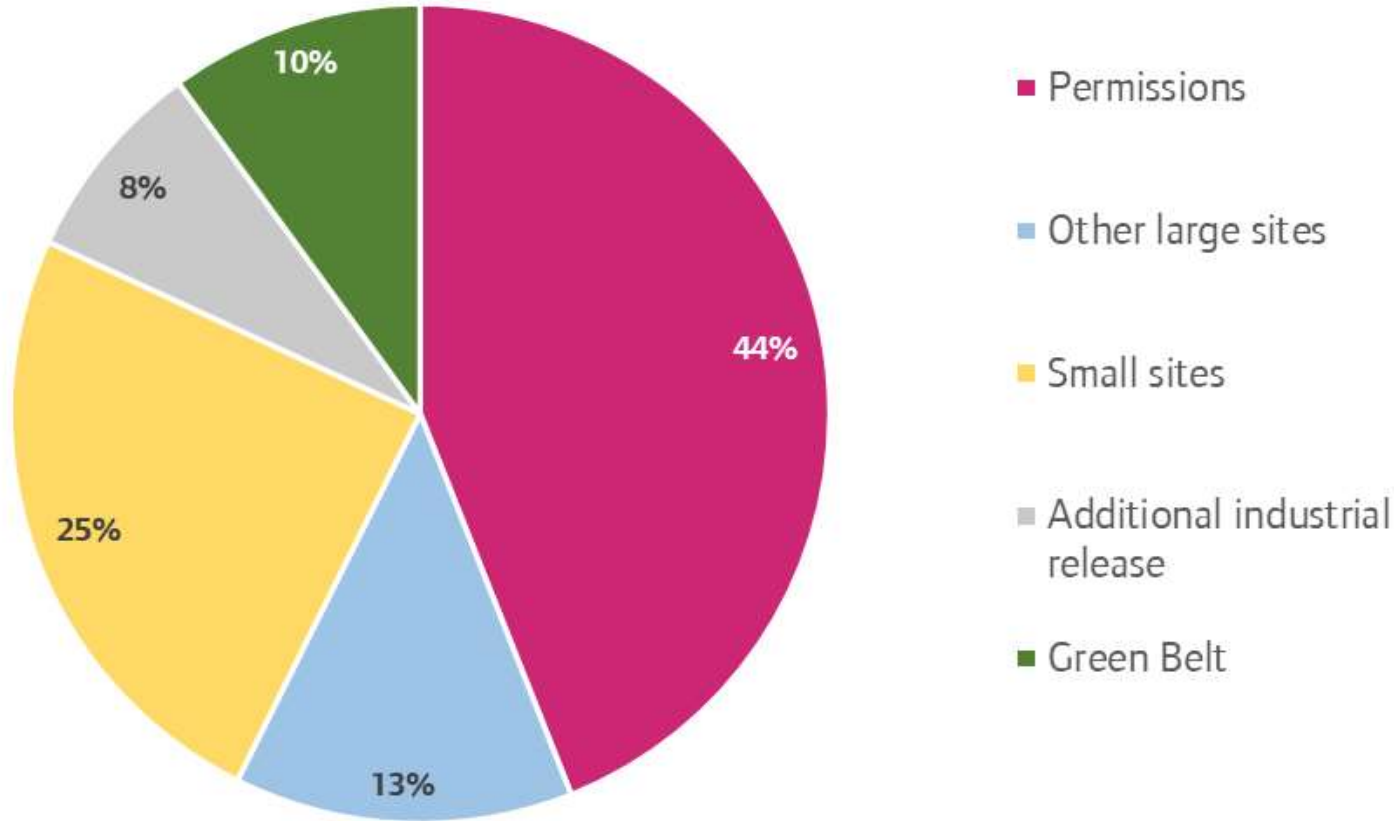
Much of this is covered in more detail in the London Infrastructure Framework published earlier this year

Though not aligned with the new Plan's growth quantum, much of the infrastructure is needed in ANY growth scenario to ensure strategic sufficiency including mitigation of past growth, plus shifts such as electrification of energy supply as we move away from fossil fuel dependence

Needs are not just kit – but also management approaches, to secure efficiency, flexibility, resilience

See MBUL1, 4, 5 & 9, HN10, GLE10 & 12, GHR 1, 2, 5, 6, 7, 8, 9 & 11, PV6

WHERE IS LONDON'S HOUSING GROWTH GOING TO COME FROM?



UPDATED look at housing capacity is detailed in the SHLAA

Remains predominantly brownfield

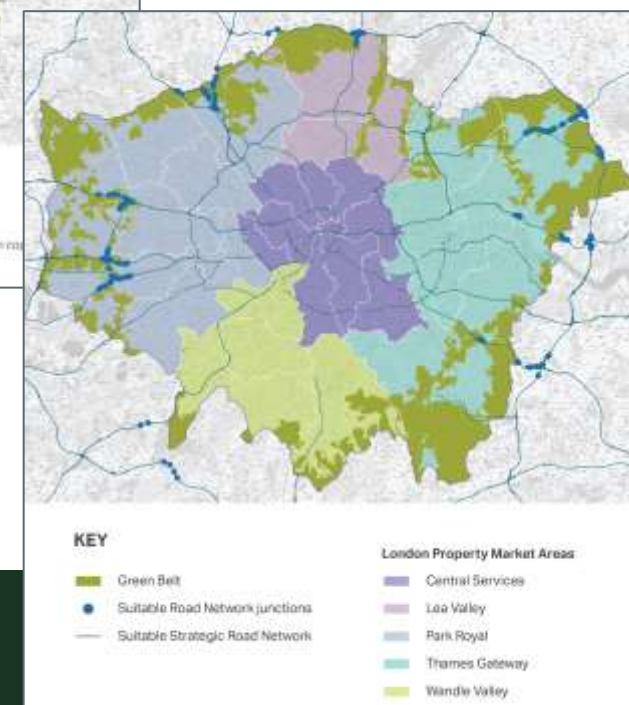
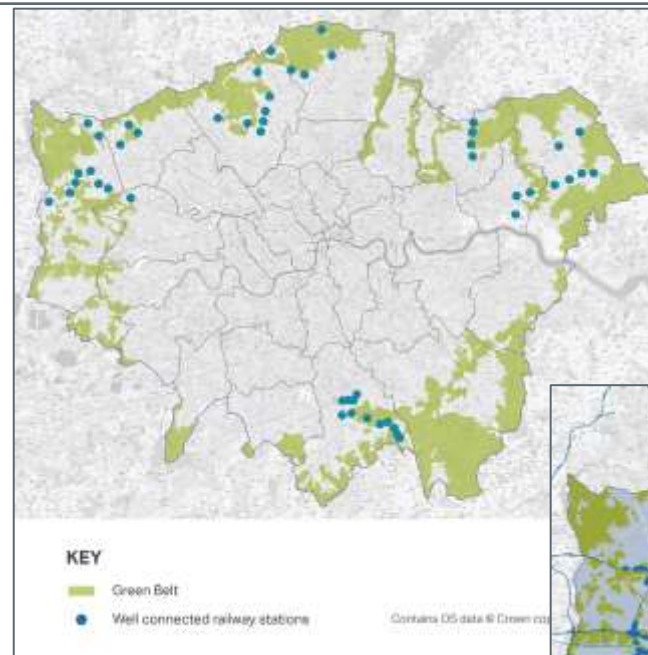
MBUL1 sets out a spatial strategy that plans for 850k over the longer term

See MBUL1 & 2, HN1, PV5

TARGETED & SUSTAINABLE GREEN BELT RELEASE

NEW approach

- Sets out highly targeted approach to meet strategic needs
 - **Broad locations for growth (BLGs)** where principle of Green Belt release established and should be pursued in Local Plans
 - Future candidate BLGs where release could be acceptable in future and where land should be safeguarded to ensure optimal use of land
- Tight specifications to minimise release and ensure it delivers benefits – especially re density and access to green space



See PV7 (sustainable development and enhancement of the Green Belt) and Green Belt evidence base



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Draft London Plan Consultation

Building a greener, healthier and resilient capital webinar
18 August 2026

GOOD GROWTH OBJECTIVES

- Listened to feedback from 2+ years of engagement
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- Current delivery challenges, calls for streamlining
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ENERGY EFFICIENCY AND LOW CARBON, LOW COST HEAT

AMENDED policy approach:

- **Energy Efficiency focus** – through Energy Use Intensity (EUI) and Space Heating Demand (SHD) standards (baseline and aspirational) for different types of 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
- **Low carbon low cost heat** – is a new policy which ensures development is supplied with the most appropriate source of low-cost low carbon heat. It also seeks to make better use of waste heat arising from heat generating operations.



Image source: Repowering London

See GHR1 (Energy Efficiency) and GHR2 (Low Carbon, Low Cost Heat)

CIRCULAR ECONOMY AND EMBODIED CARBON

AMENDED policy approach:

- **Embodied carbon** - separate policy builds on existing approach to whole life-cycle carbon (WLC), setting baseline and aspirational upfront embodied carbon targets for larger-scale development
- **Circular Economy (CE)** – this policy largely continues our current policy approach while bringing some guidance into policy - requires referable planning applications to the Mayor to be accompanied by Circular Economy Statements which illustrate how they will meet the CE targets



See GHR3 (Whole-Life Cycle Carbon) and GLE11 (Circular Economy)

CLIMATE RESILIENCE

UPDATED policies concerned with:

- **Cooler buildings** - designing buildings to stay cool using passive measures such as shading, ventilation and green infrastructure
- **Cooling the city** - urban greening by using the Urban Greening Factor (UGF) which requires development to incorporate greening measures such as trees and green roofs, helping to keep the built-up area cooler
- **Reducing flash flooding** - pursuing measures to reduce drainage runoff, including through incorporation of SuDS and now allowing for contributions to off-site area-based measures such as rain-gardens to benefit whole neighbourhoods



See Heat Risk (GHR4), Green infrastructure and Urban Greening Factor (GHR7), Flood risk and drainage (GHR5)

IMPROVING ACCESS TO GREENSPACE ACROSS LONDON

UPDATED and **STRENGTHENED** policies, including:

- **Metropolitan Open Land (MOL)** is highly **protected** – no release planned for and strict conditions introduced
- **Greater focus on the social and environmental value** of MOL, with opportunities for new areas to be designated.
- **Accessible Green Space** – prioritise increasing access to nature, especially in areas where there is a known shortfall.
- **Green Belt enhancement** – Improvement expected in access to and function of the vast proportion of retained Green Belt land



See GHR8 (Accessible Green Space) & PV6 (Metropolitan Open Land)

AIR AND WATER QUALITY

UPDATED policies concerned with:

- Continuing to progress towards WHO air quality benchmarks via plan-led **Air Quality Positive**, and **Air Quality Neutral** expectations
- Addressing impacts of **Non-Road Mobile Machinery** (diesel generators) and ensuring use of best available techniques
- Embedding the Mayor's **Clean Rivers and Waterways Plan** into planning – including the priority areas which are key opportunities for improvements
- Ensuring **water quality of site runoff** is addressed in the design of drainage systems



See Clean & Healthy Waterways (GHR9) and Air Quality (GHR 10)

SOCIAL INFRASTRUCTURE

AMENDED policies provide for:

- **Support for essential services** such as healthcare and emergency services with London-wide floorspace requirements set out in Annex F.
- **Support for social infrastructure** uses in town centres and protection of these uses in employment areas as well as through accessible green space policies
- **Affordable workspace** in new Class E uses – which could cover culture, community and learning uses
- **Response to the increased flexibility** for different uses to change without requiring planning permission
- **Positive planning for burial space** - including reuse and intensification, but recognising that outer London greenfield sites will be needed to meet need



- **See MBUL1 and Annex F (Spatial strategy), GLE1 (Employment space), GLE7 (Affordable workspace), PV2 (CAZ), PV3 (Town centres), PV6 (MOL)**

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Delivering the homes Londoners need webinar
26 August 2026

DELIVERING THE HOMES AND NEIGHBOURHOODS LONDONERS NEED

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

Policies covered in today's presentation:

- HN1 – Increasing London's housing stock
- HN3 – Delivering affordable housing
- HN4 – Gypsy and Traveller accommodation
- HN5 – Managing specialist accommodation
- HN8 – Housing design
- HN9 – Accessible housing

LONDON'S HOUSING TARGET TO 2037

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

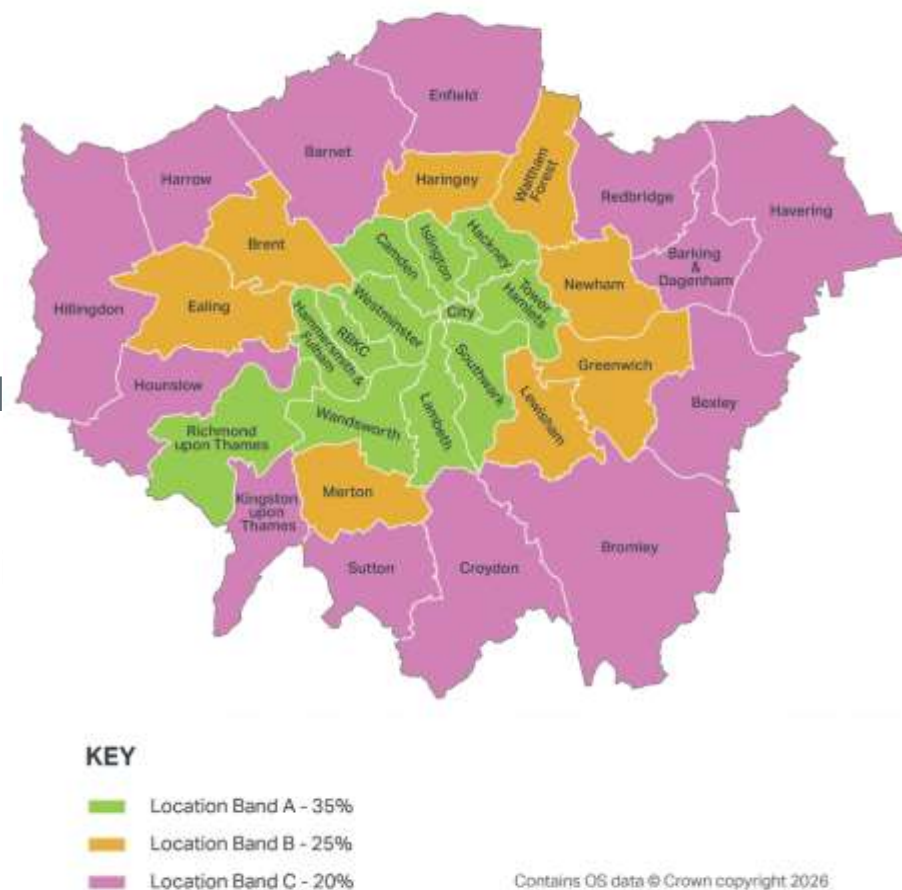
- Mayor's aim is to deliver as many homes and affordable homes as possible. SHLAA establishes the maximum that is realistically developable in the 10-year period in alignment with Good Growth objectives, but **also shows a route to 850k over the longer term**
- Accounts for **existing permissions**, 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

See HN1 Increasing London's Housing Stock

AFFORDABLE HOUSING AND THRESHOLD APPROACH

Amended policy

- Retains 50% strategic target for affordable housing
- 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%)
- Emphasises **social rent provision** – 60/40 SR/I tenure spl and also **Key Worker Living Rent** (a preferred tenure)
- Gives priority access to **intermediate homes to key workers**
- New fast track route introduced for **smaller sites**



See HN3 Delivering Affordable Housing

MANAGING SPECIALIST ACCOMMODATION (STUDENT, CO-LIVING, OLDER PERSONS', OTHER SPECIALIST)

REVISED and CONSOLIDATED policy

- **Borough level need figures** for Transitional supported housing, Long-term supported housing, Older persons housing. LPAs plan to meet until they do their local assessment
- Positive approach to non-traditional forms of housing
- **LPA targets for student housing** - component of overall housing target
- Enables boroughs to **manage over-concentrations** of student housing or LSPBSL
- Greater **flexibility on** how PBSA provides **Affordable Housing** – allows C3, or a portion of C3 delivery, to follow Fast Track Route
- Retains nominations agreements for affordable PBSA - affordable units held in perpetuity



See HN5 Managing Specialist Accommodation

GYPSY AND TRAVELLER ACCOMMODATION

AMENDED policy

- Seeks to ensure Gypsies and Travellers and Travelling Showpeople's accommodation **needs are met across London**
- Sets **borough targets** for permanent pitches and plots
- Requires boroughs to **plan for transit pitches** and/or negotiated stopping
- Requires boroughs to make provision for other types of culturally suitable accommodation where there is a need
- Seeks to ensure that boroughs **are proactive in identifying opportunities to provide new pitches**, including scope to extend or intensify existing pitches or incorporate pitches as part of larger scale development



See HN4 Gypsy and Traveller Accommodation

HOUSING DESIGN

UPDATED policy

- Provides greater clarity on expectations re natural light, openable windows and dual aspect
- Continues to require
 - all tenures and self-contained residential accommodation to meet the **Nationally Described Space Standard (NDSS)**
 - At least **10 sq.m of good-quality and accessible playspace** per child, plus private outdoor amenity space
- Works with heat risk policy to **keep buildings cooler**
- Incorporates **food growing** expectations



See HN8 Housing Design

ACCESSIBLE HOUSING (HN9)

AMENDED policy

- Existing requirements maintained and also requires **10% wheelchair accessible (M4(3)(2)(b))** for affordable homes
- **Noise insulation** standard for all new homes introduced
- New requirements for wheelchair user homes:
 - **Space standard**
 - **Marketing** to disabled people
 - Prioritise on **ground floor**, or, where there is only one lift, on lower floors, up to floor 6 (with the lower of these strongly encouraged)
- Requirements for accessible and adaptable purpose-built student accommodation, and accessible private units in large-scale purpose-built living introduced

See HN9 Accessible Housing





MAYOR^{OF} LONDON

Draft London Plan Consultation

Designing high quality neighbourhoods and celebrating
our heritage webinar
27 August 2026

DESIGNING HIGH QUALITY NEIGHBOURHOODS AND CELEBRATING OUR HERITAGE

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

Place visions and place-based approaches

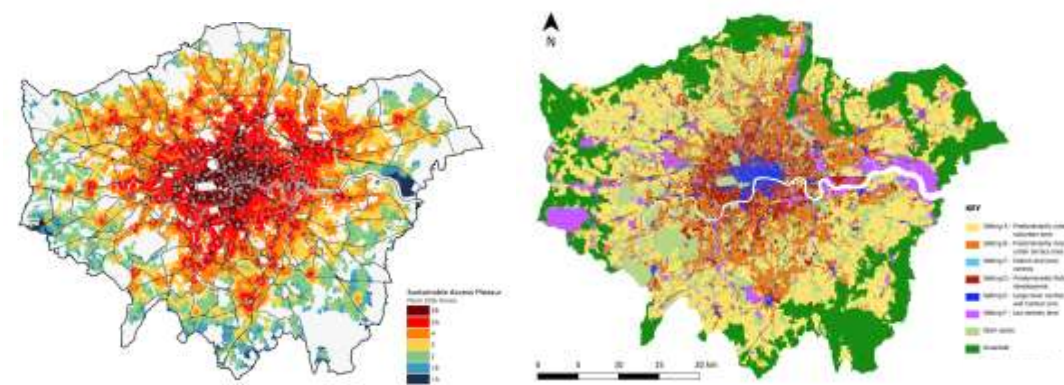
Policies covered in today's presentation:

- MBUL2 – Optimising the use of land and site capacity
- MBUL3 – Tall buildings
- MBUL6 – High quality design for a growing, changing city
- MBUL7 – London's heritage
- MBUL8 – Inclusive design
- MBUL9 – Healthy streets and public realm
- MBUL10 – Security and safety
- PV8 – Strategic and local views

MBUL2 OPTIMISING THE USE OF LAND AND SITE CAPACITY

This is a new policy approach in the Plan

- Key points:
 - New planning tool called the **Optimisation Framework** for large sites embeds the core principle of linking the relationship between residential density and public transport connectivity.
 - It uses a new **Sustainable Access Measure (SAM)** and **London Context Map**.
 - **Provides a baseline** expectation for what site optimisation means across different parts of London - by providing a density and building height range for different areas across London – depending on their public transport connectivity and context.
 - **Not a return to the previous Density Matrix**
 - incorporates and encouraging **site specific design responses** to take place.
 - Policy link to the **London Small Site Design Code (LSSDC)** which will apply across London with the ability for LPAs to refine the code for their local area

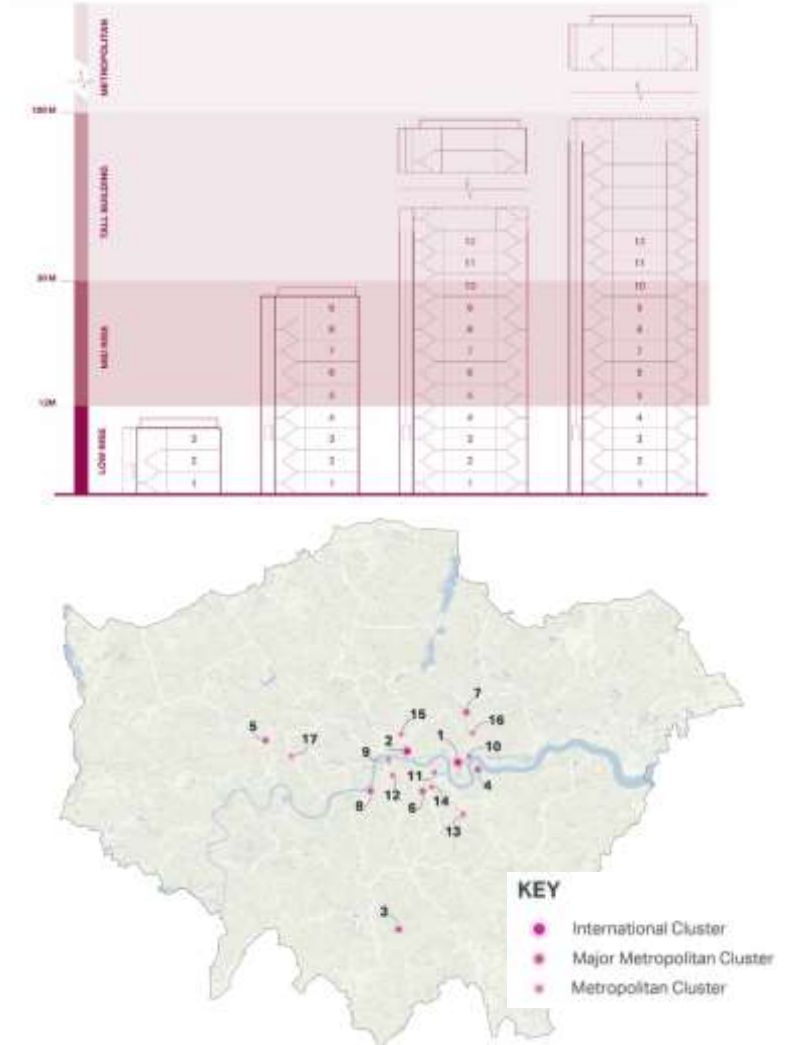


Context	Description	SAM 2	SAM 3	SAM 4	SAM 5A	SAM 5B
Setting A	Predominantly outer suburban area	3 - 4 storeys	3 - 5 storeys	3 - 6 storeys	3 - 7 storeys	4 - 7 storeys
		220 - 410 hr/h	280 - 510 hr/h	340 - 610 hr/h	440 - 750 hr/h	500 - 830 hr/h
Setting B	Predominantly inner urban terrace area	3 - 5 storeys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

MBUL3 TALL BUILDINGS

This is an amended approach in the Plan

- Key points:
 - Policy sets a London-wide tall building definition of 30m+ (approximately 10 storeys) in height
 - It defines 100m+ buildings in height (approximately 30 storeys) as metropolitan scale tall buildings and identifies locations where this scale of building may be appropriate.
 - The policy continues to require LPAs to identify locations for tall buildings (30m+) and to define the specific boundary of metropolitan scale tall building locations identified in this policy.
 - Policy provides criteria for identifying tall building locations at the local plan-making stage.
 - The policy continues to provide design criteria for tall buildings which has been amended and streamlined
- How we arrived at the policy:
 - Feedback from TaNLP and Metropolitan Scale tall building study



MBUL6 HIGH QUALITY DESIGN FOR A GROWING, CHANGING CITY

This is an amended policy in the Plan

- Key points:
 - It consolidates building design related policies into one overarching policy which addresses the design of buildings, irrespective of their use.
 - Incorporates infrastructure considerations such as digital connectivity
 - Policy continues to require referable planning applications to undergo at least one independent design review early in its design.



MBUL7 LONDON'S HERITAGE, PV8 STRATEGIC AND LOCAL VIEWS

These are amended policy approaches

- Key points:
 - London's heritage policy consolidates HC1 (Heritage Conservation and Growth) and HC2 (World Heritage Sites) into one overarching policy on London's heritage.
 - Amended approach recognises the need not to duplicate national policy on heritage in the NPPF
 - Reiterates protection of London's World Heritage Sites
 - The policy is clear that where energy-efficiency, renewable microgeneration and overheating measures achieve an appropriate balance in conserving the significance of the heritage asse, they should be supported on heritage assets.
 - Policy PV8 consolidates Policy HC3 (Strategic and Local Views) and HC4 (London View Management Framework) into one overarching policy.
 - A revised LVMF is due to be published in the coming weeks.



MBUL8 INCLUSIVE DESIGN, MBUL10 SECURITY AND SAFETY

REVISED and CONSOLIDATED policies

- The policy sets our clearer criteria to ensure that development contributes towards an inclusive built environment enabling all Londoners to participate in their city.
- It maintains existing requirement fire evacuation lifts in all new buildings where lifts are installed, as a minimum at least one evacuation lift per core that includes a lift.
- Requires development to consider and incorporate safety and security (including counter terrorism) measures in the design process
- Requirements for major developments of residential accommodation and other uses where people sleep to meet the highest standards of fire safety
 - applies to buildings of any height
 - combustible material cannot be used in external walls



MBUL9 HEALTHY STREETS AND PUBLIC REALM

An updated approach that combines Healthy Streets and Public Realm policies

Key points:

- Applies to major development, development with new or redeveloped public realm, and any development that impacts the public realm to recognise the cumulative benefit of well-designed places.
- Focuses on safety and feeling of safety during day and night and requires alignment with Mayor's ending Violence Against Women and Girls strategy
- Streamlined approach that identifies what constitutes as Healthy Streets Approach
- Encourages opportunities to provide new public realm and involve local communities, including women and girls, in the design.



Pancras Square. Google images Copyright: John Sturrock



St John Street - 2018 Farringdon and Clerkenwell Public Realm Strategy



Sky Garden. Google images