

A City for all Londoners



Growth Challenges

- Population 8.8m (2015), c70k pa 2041
- Households: 3.4 m (2014) c44k to 2041
- Housing need: at least 55kpa?
- Employment 5.8m (2016) – 44k pa? (2041)

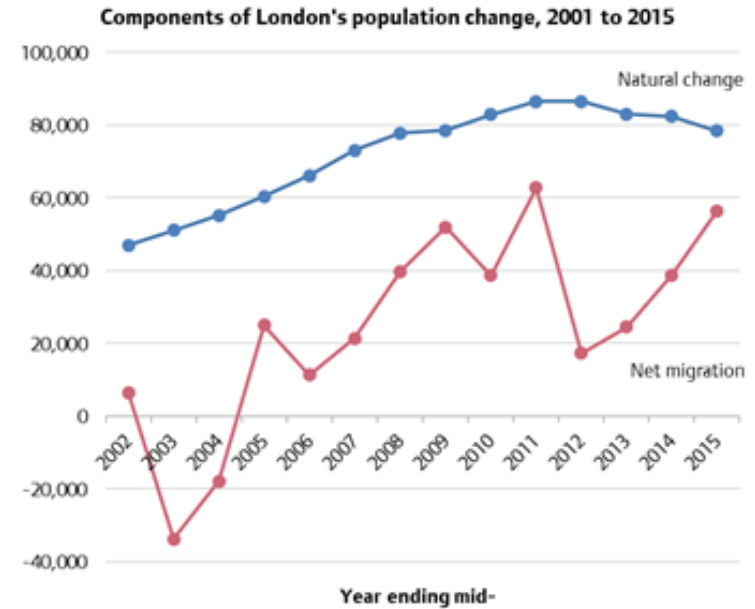
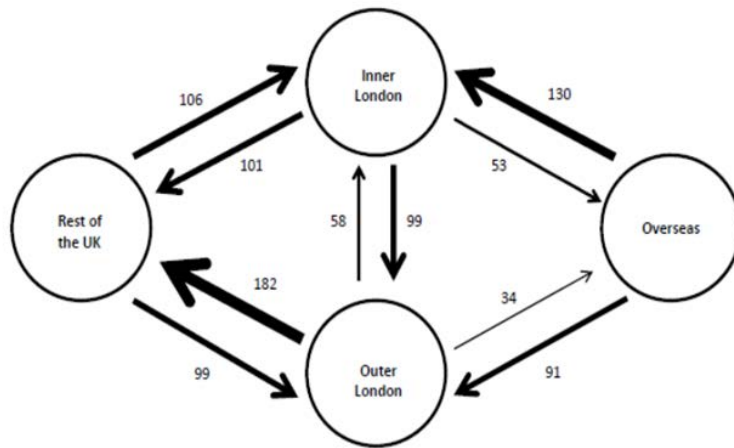


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Components of demographic change

- Natural Change
- Domestic and International Migration

Internal and international migration flows (thousands)
– mid-2015



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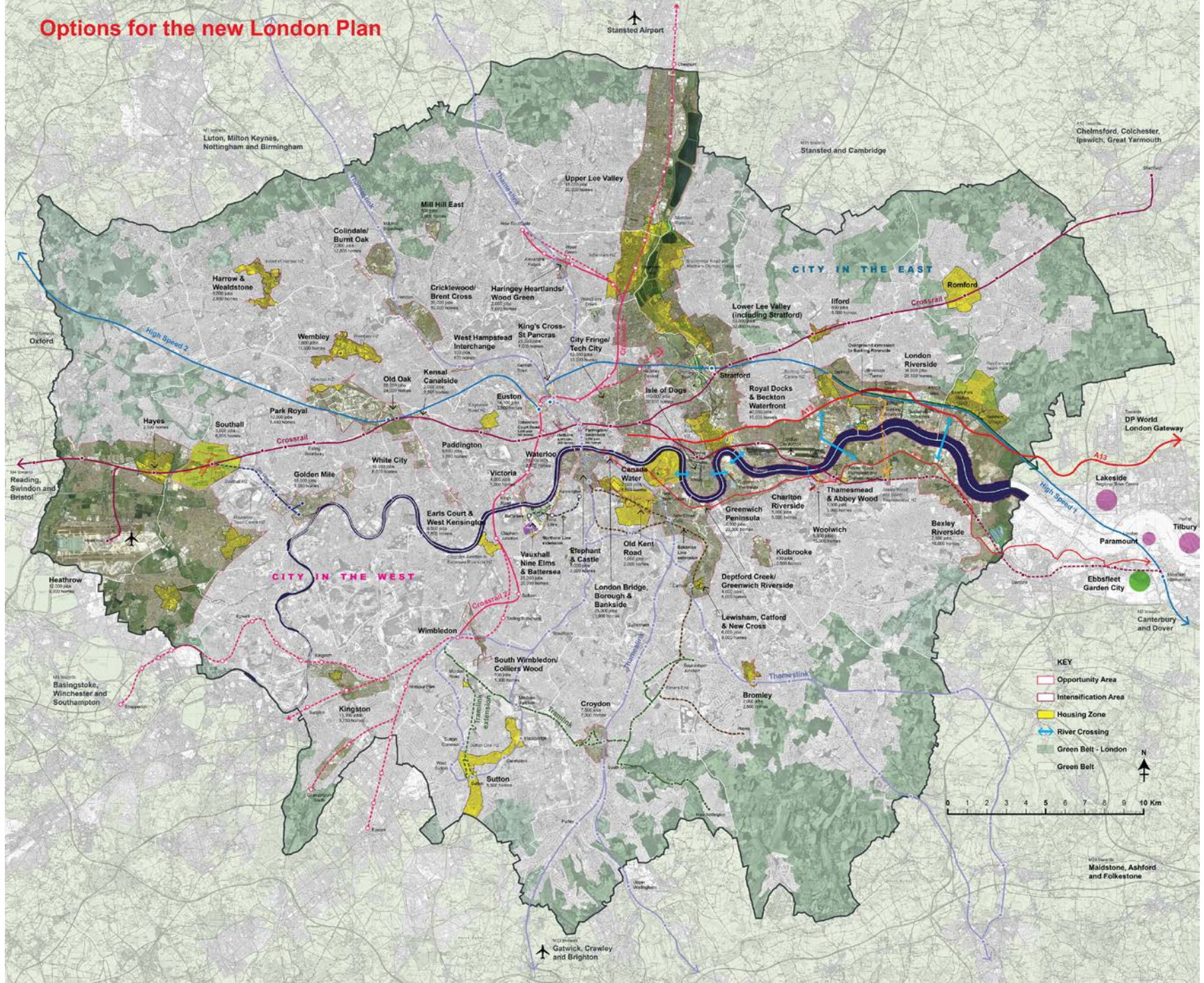
Good Growth

PRINCIPLES

- Access to good homes and jobs
- Integration of land use and transport
- Green growth
- Cultural capital
- Infrastructure for people and communities
- Changing the way we travel
- Improving transport connectivity

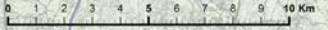


Options for the new London Plan



KEY

- Opportunity Area
- Intensification Area
- Housing Zone
- River Crossing
- Green Belt - London
- Green Belt



Wiltshire
Maidstone, Ashford
and Folkestone

Housing

London's unique housing market

Rough sleeping

Homelessness

Affordable housing

Building more

Private rented sector

Housing in a global city



Economy

Global City

Retain existing strengths

- CAZ

Brexit – Maximise advantages globally in different ways

- **Infrastructure**

- Transport
- Digital
- Green
- Water, energy, waste
- Fiscal devolution to deliver it

- **Talent**

- Immigration system
- Quality of life issues (culture, environr

- **International promotion**



Economy

Opportunity & Fairness

- All to benefit from and contribute to success
- Early years
- Skills and careers
- Inequality and poverty
- Barriers to certain groups – eg childcare costs
- Leadership – gender pay gap, London Living Wage

Spreading economic benefits

- Geographical spread
- Night-time economy
- SMEs



Environment, transport & public space

Map 3. Modelled annual mean NO2 concentrations
In 2013

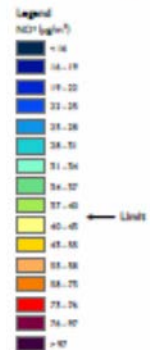
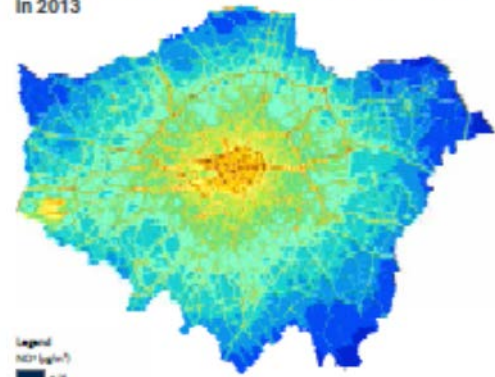


Figure 8. The 'Healthy Streets' Approach



Environment, transport & public space

Green Growth

As the city grows, it must remain green and healthy

- Clean air
- Accessible and well maintained green space
- Cleaner energy
- Circular Economy



Climate Change

resilient to the impacts of climate change

- Zero-Carbon London
- Flood Risk & Overheating
- Greener Buildings & Public Realm



Environment, transport & public space

Transport Infrastructure

- Continuous improvement of existing networks, eg:
 - Tube upgrades
 - Bus service upgrades
 - Step free access
- New infrastructure, eg:
 - Crossrail 1,
 - Crossrail 2,
 - HS2
- Extending existing links, eg:
 - Bakerloo Line Extension,
 - Gospel Oak – Barking Riverside
- New river crossings, eg:
 - Silvertown Tunnel
 - Rotherhithe-Canary Wharf link
 - Gallions Reach – Thamesmead DLR
- Rail franchise devolution and 'metroisation'



Environment, transport & public space

Cycling & Walking

- Healthy Streets
- Comprehensive cycling and walking networks
- Road Safety



Environment, transport & public space

Public spaces

- Streets, squares, parks, green spaces, waterways
- Roles: public life, character, health, resilience, attractiveness, quality of life, social integration



Inclusive neighbourhoods

- Inclusive, high quality design
- Healthy environments
- Social integration and participation
- Mixed communities



Environment, transport & public space

Higher density

- not necessarily high rise
- tall buildings must add value – streetscape, skyline, environment

Heritage

- ‘Good growth’ conserve historic environment
- Modern design must complement
- Part of London’s global ‘brand’ and local character



A city for all Londoners

A fairer and more equal city

- build on tolerance & respect
- tackle exclusion
- tackle inequality
- remove barriers



A city for all Londoners

Healthy London

- Public health eg air quality, higher pay, better housing, 'healthy streets'
- Improving NHS services and delivery
- Reducing health inequalities
- Improving healthy life expectancy
- Improve mental health



A city for all Londoners

Good public transport experience

- Affordable
- Accessible
- Pleasant – customer service, well maintained
- Extended services – devolved franchising



A city for all Londoners

Safer, more secure communities

- Policing closer to communities – prevention, sensitivity to diversity
- Safety for young people
- Socially integrated approach to hate, extremism and terrorism
- Confront violence against women
- Integrated justice system



Supporting slides

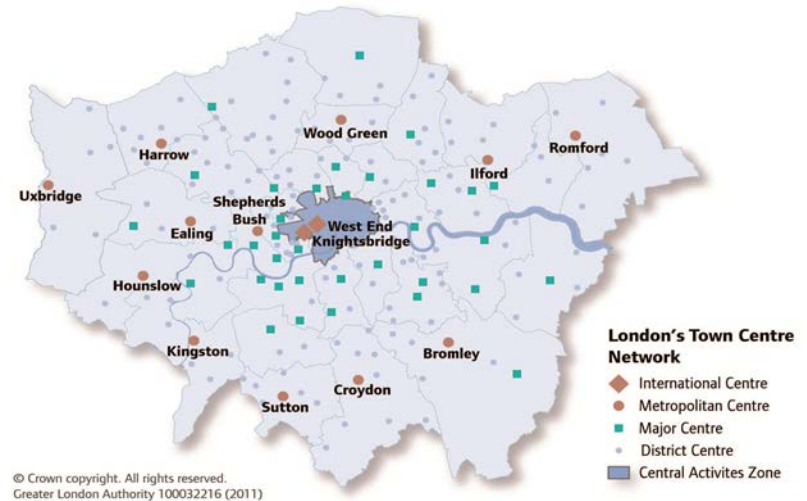
Within London: town centre renewal

Town centres themselves:

- Structural change in the retail sector provides challenges and opportunities
- Particularly affects 'District' and some 'Major' centres
- Higher density, housing led, mixed use selective redevelopment
- Medium/long term solution
- Particularly suits smaller households eg some older Londoners
- Must complement 'character'
- Could provide modern commercial and community space and street improvements
- maximising existing infrastructure (PT and other)

Areas around town centres:

- New design policies to resolve tensions with existing housing



Within London : suburban intensification

- Above PTAL 2
- Range of built forms: traditional flat conversions; pairs of semis to 4 storey walk-ups; comprehensive street block renewal
- Site assembly issues for blocks
- Support smaller developers?
- Starter Homes?
- Short to long term
- Specify in London Plan or criteria based policy
- importance of sustainable transport / Station Intensification Areas'

Scenario 4b HTA 'Supurbia': 2015; existing situation; 304 tonnes CO₂; 38 hhlds, 110 pop; 23 cars



HTA 'Supurbia': 2030; 100% resi redev, 50 tonnes CO₂; 60% car share; 101 hhlds; 222 pop; 28 cars



Within London: estate renewal

- GLA testing realistic potential of estate renewal
- Mayor concerned to engage existing residents
- A medium/long term contributor to future provision?
- Specify in London Plan?

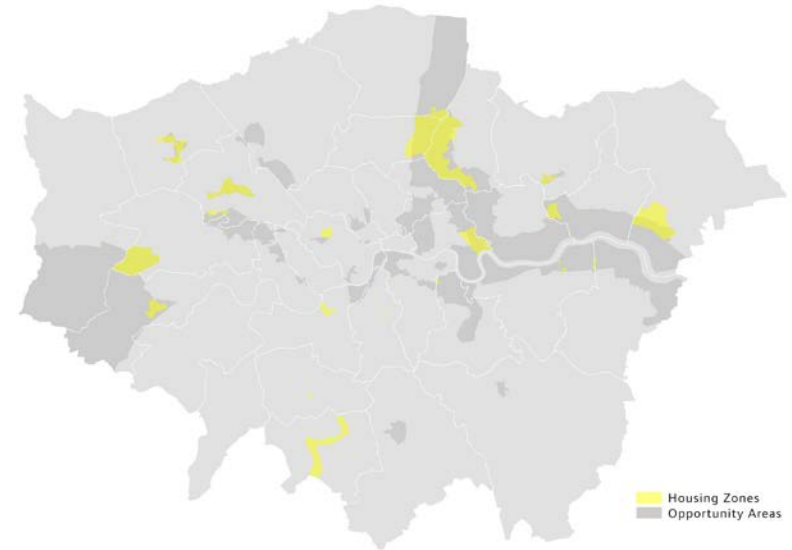
LONDON HOUSING ESTATE RENEWAL?
(AREAS WITH MORE THAN 2/3 SOCIAL
HOUSING. SHELTER)



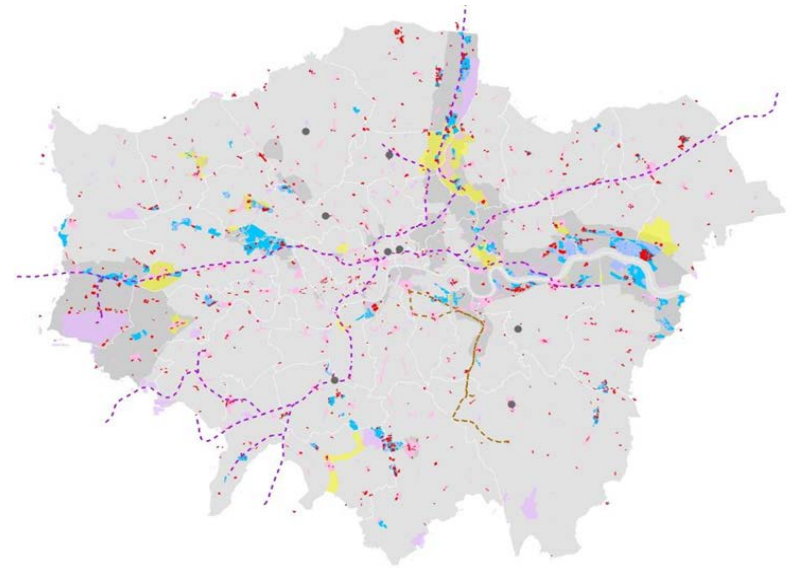
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Within London: Opportunity/ Intensification Areas/Housing Zones

- Opportunity Areas:** biggest 'brownfields' - at least 2,500 homes and/or 5,000 jobs
- Long term
 - Imaginative planning and housing investment increases capacity:
 - link development to the provision of sustainable infrastructure



- Intensification Areas:** smaller, already built up but good PTAL
- LB led – limited progress. More Mayoral involvement?
 - Further designations (see bottom map)?

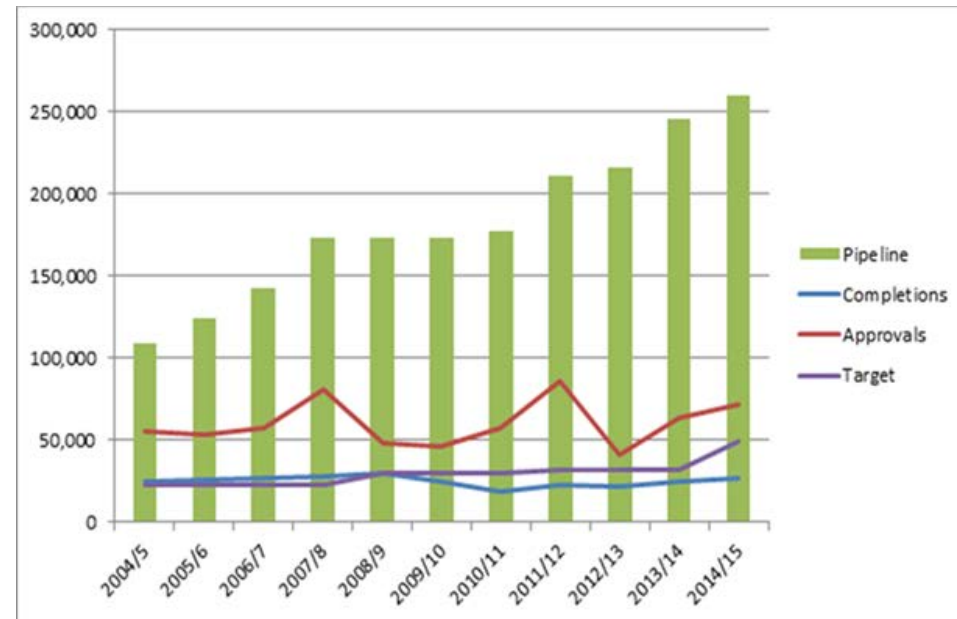
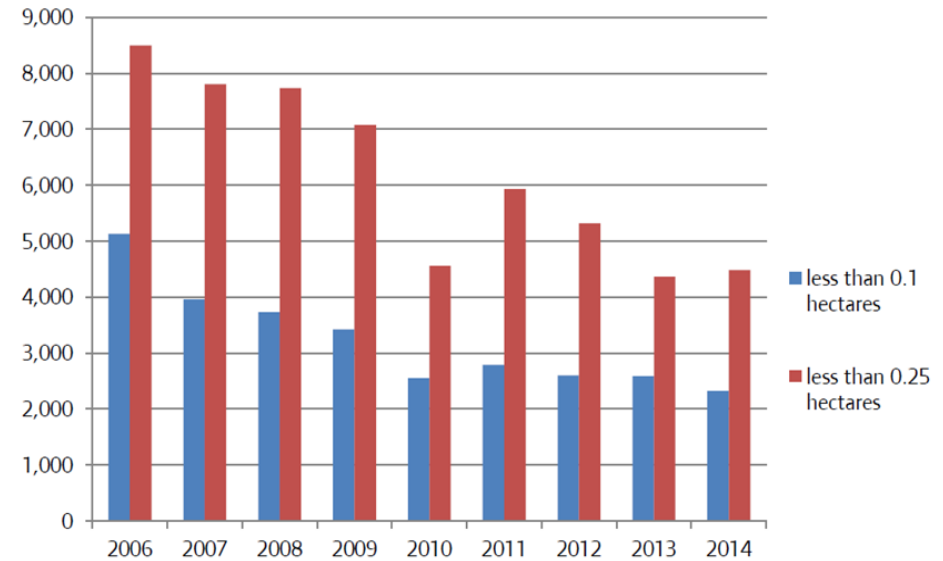


Within London: making better use of the existing pipeline

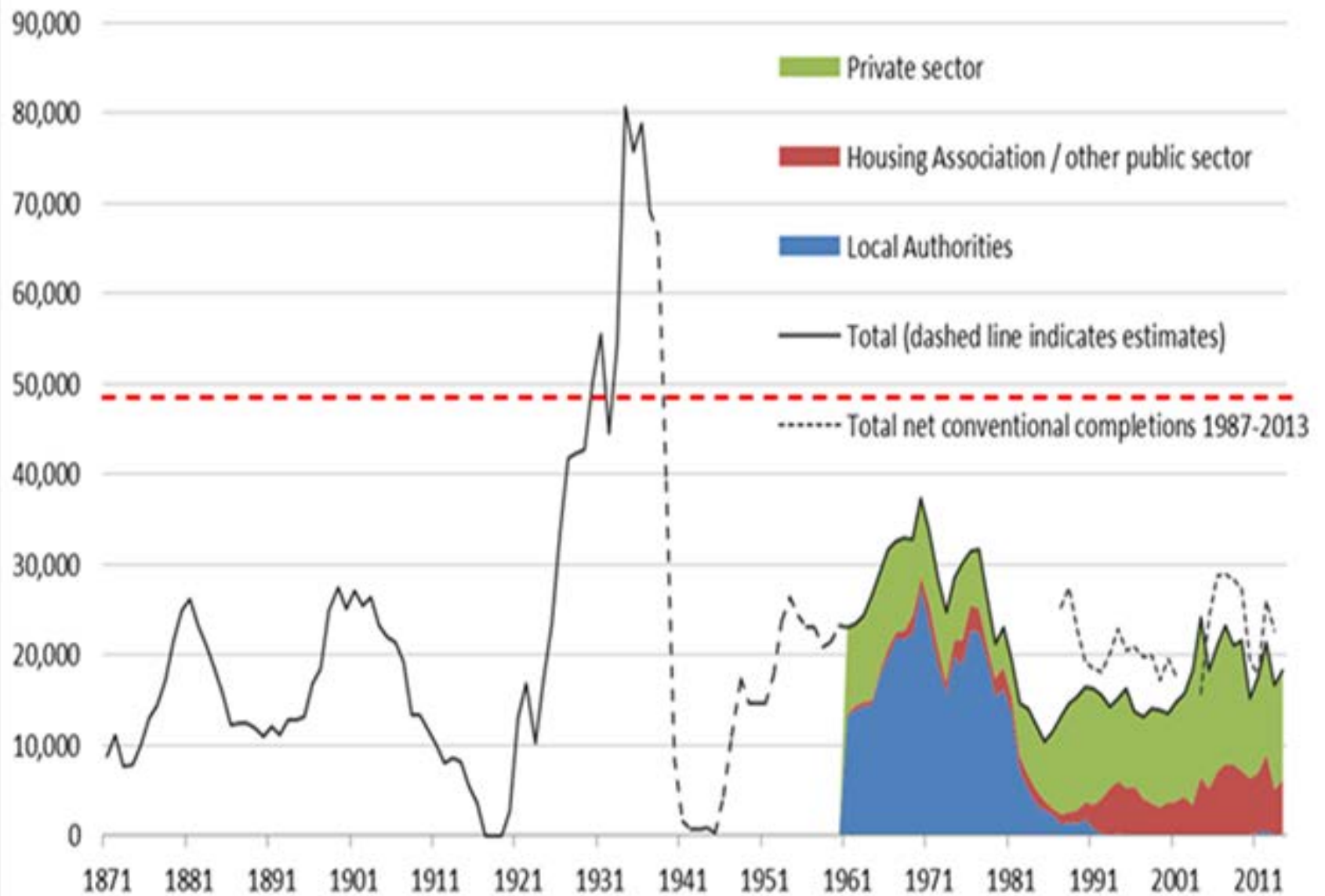
- 10 year average 25,000 completions pa; +50,000 approvals; 270,000 pipeline on rising trend

Complex reasons for this:

- Increase site numbers, reduce size
- Small sites and SME builders
- Speed infrastructure delivery
- Speed public land release
- Skills, labour and supplies
- Planning must continue to increase capacity and streamline delivery eg S106, Res Matters?
- Assess role of 'off plan' buy to rent investors
- 'Use it or lose it': eg review mechanism triggers, permission timescales and phasing schemes, CPO, Council tax levy, redefine 'commencement'?
- 'Absorption' - extend range of strategic development sectors: BTR, 'public housing companies'

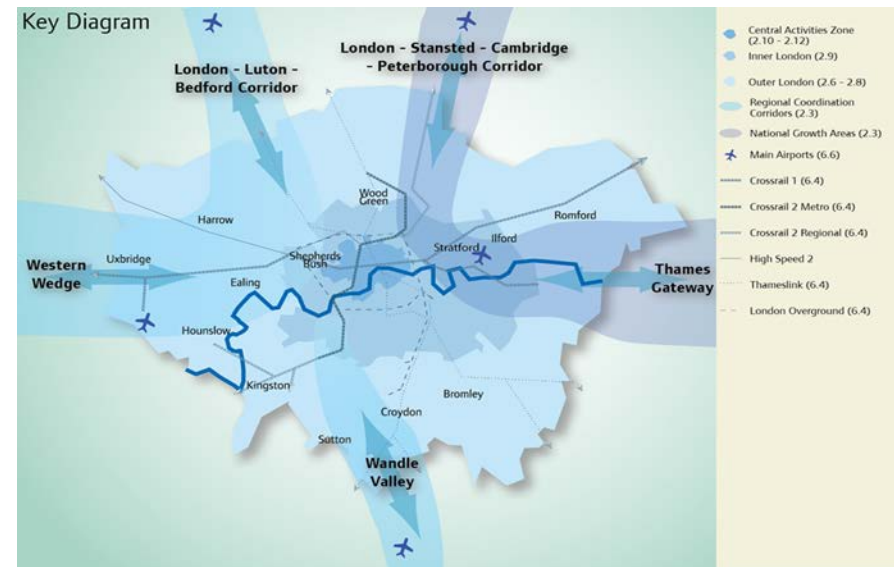
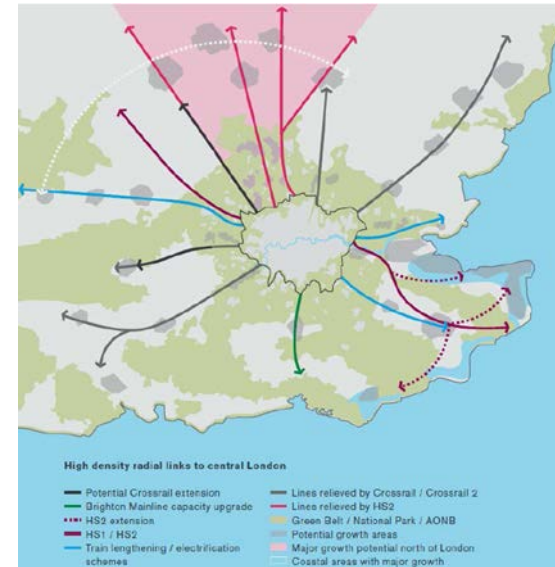


New homes built in Greater London, 1871 to 2014

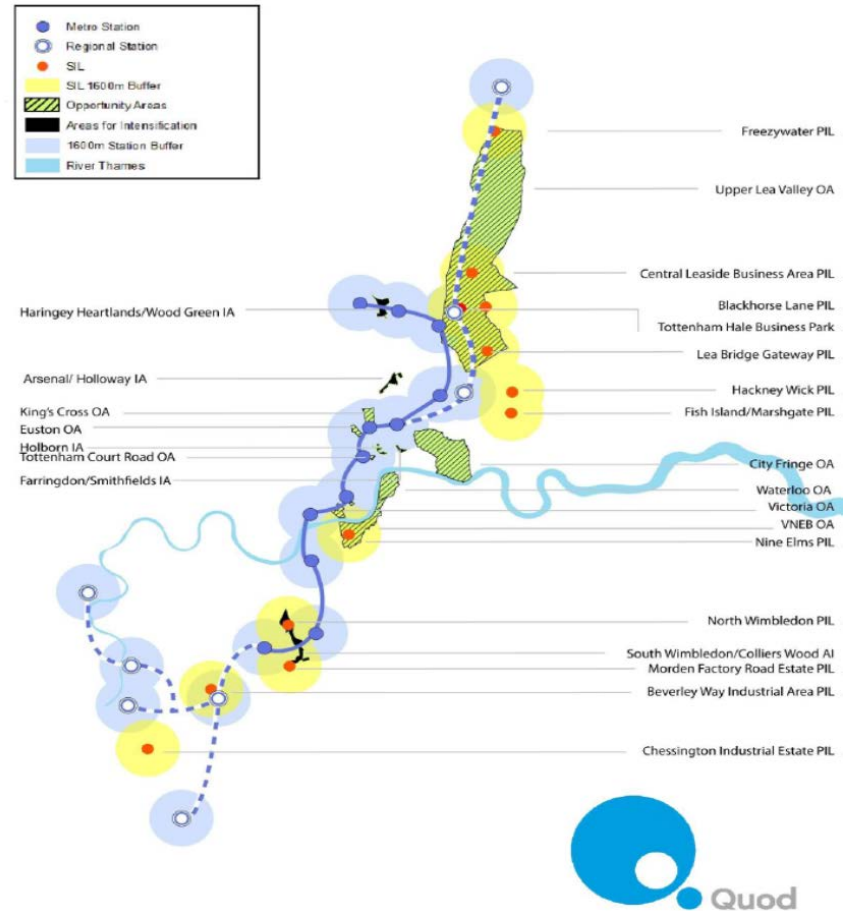
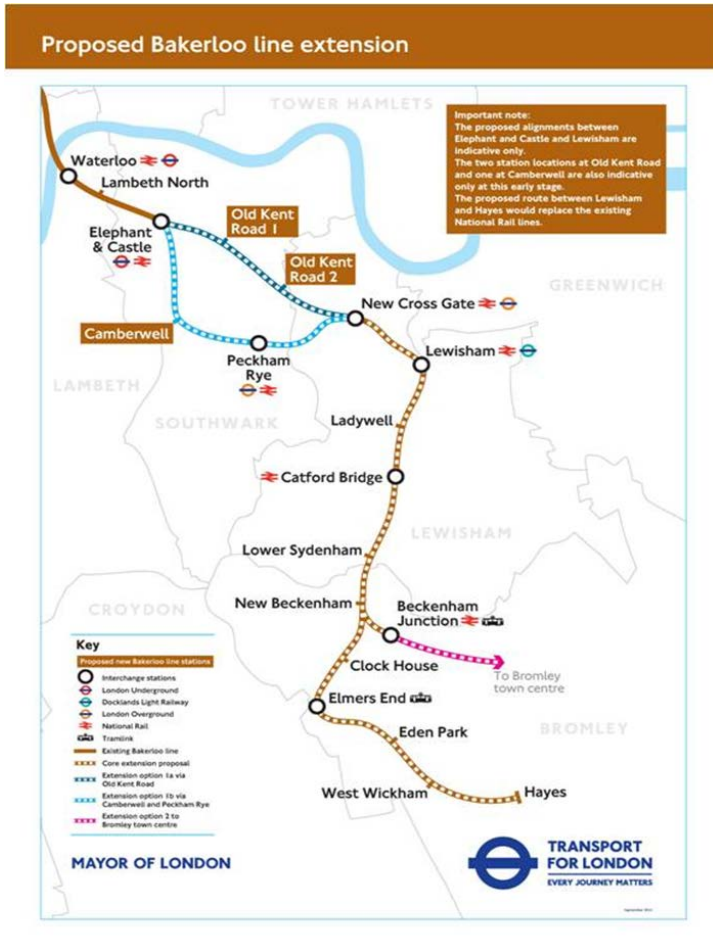


Beyond London: partners for growth

- London not an island: 800,000 daily commuters.
- Wider housing market area
- Explore scope for common growth/coordination corridors
- Eg focused on 'commutable' existing urban areas, perhaps those with high deprivation where density currently low.
- Can initial active regional engagement focus on 'partners for growth' eg London-Cambridge line, Xrail 1 extension, possibly also along C2C and East Anglia line?
- How should this be flagged in the London Plan?



Composite scenarios: within and beyond London



LONDON PLAN: NEXT STEPS

- **Informal consultation: Autumn 2016**
- **Consultation on full draft: Autumn 2017**
- **Examination in public: Summer 2018**
- **Adoption: Autumn 2019**

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