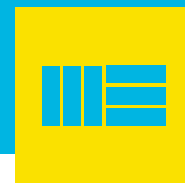


CENTRAL LONDON PLANNING POLICY UPDATE



Q4 2023

CENTRAL LONDON POLICY UPDATE


Montagu Evans LLP

This briefing paper provides an overview of recent planning policy news and recent/emerging consultations or changes within the Central London boroughs, as well as updates from the Mayor of London.






HEADLINES



- The Government published a series of policy updates in December 2023, which included an updated **NPPF**. This was accompanied by a response to the Levelling-up and Regeneration Bill consultation and updates to the PPG on the Green Belt. It also published a **letter to the Mayor of London on Housebuilding In London**, setting out the underperformance of housing delivery in London which is “desperately needed”. Michael Gove includes the line “*If you cannot do what is needed to deliver the homes that London needs, I will.*”
- The **GLA** commenced consultation a series of new planning guidance in Q4 2023, including student accommodation, digital infrastructure and industrial land.
- **Islington** adopted its new Local Plan, including the Strategic and Development Management Policies, Site Allocations and Bunhill and Clerkenwell Area Action Plan. This replaces the previous Local Plan documents.
- **Tower Hamlets** released its Regulation 18 version of its new Local Plan for consultation, which includes many new and updated draft policies.
- Although the **Wandsworth** Local Plan (2023-2038) was adopted on 19 July 2023, consultation has already commenced on a partial review of the plan to update its policies relating to affordable housing, including the introduction of a ‘small-sites’ affordable housing policy.
- The **City of London** confirmed its timetable for the preparation of its new City Plan commencing with consultation in Spring/Summer 2024 and adoption planned for the following year.
- **Westminster** released a draft of its Retrofit First policy as part of informal workshop sessions. The Reg 19 stage of the Partial Review is due to commence in early 2024.

Q1 POLICY & GUIDANCE UPDATES

	<p>Consultation commenced in October 2023 on a draft Purpose-built Student Accommodation LPG and a Digital Connectivity Infrastructure Guidance. In December 2023, consultation opened on an Industrial Land and Uses Guidance, closing in February 2024. The latter document is to provide clarity and consistency in assessing supply and opportunities for intensification and co-location.</p> <p>The London Mayoral Election will be held on 2 May 2024.</p>
	<p>Camden published the Local Development Scheme in December 2023 which provides information on the documents that the Council intends to produce to form its development plan and sets out the anticipated timetable and programme for their production.</p> <ul style="list-style-type: none">• Preparation of Draft Local Plan & updated Site Allocations (Autumn – Winter 2023)• Consultation on Draft Local Plan & updated Site Allocations (Winter/Spring 2024)• Preparation of Submission Drafts (Spring 2024 – Winter 2024)

For further information, please refer directly to the local authority in each instance, or liaise with the Montagu Evans Central London Planning team (James Huish – james.huish@montagu-evans.co.uk / Eleanor Mazzon – eleanor.mazzon@montagu-evans.co.uk)

	<ul style="list-style-type: none"> • Consultation on Pre Submission Drafts (Winter 2024/25) • Submission to the Secretary of State (Spring 2025) • Independent examination hearing sessions (Autumn - Winter 2025) • Inspector's report (Spring 2026) • Adoption (Summer 2026) <p>Draft Statement of Community Involvement (SCI) is open for consultation until 31 January 2024.</p>
	<p>The City of London Corporation is in the process of preparing a new Draft City Plan 2040. The Draft City Plan 2040 is being taken through committee approval between January and March 2024. The anticipated timetable for preparation of the Plan is as follows:</p> <ul style="list-style-type: none"> • Consultation on Revised Proposed Submission Draft City Plan 2040 (Spring/Summer 2024) • Submission to Secretary of State for examination by independent Planning Inspector (Autumn 2024) • Anticipated examination hearing sessions (Winter 2024) • Anticipated adoption of the City Plan (Summer 2025) <p>In preparation for the above, the City produced a number of evidence base documents covering Biodiversity Net Gain, the Future of Office Use, Retail Needs and Housing Needs Assessments in November 2023.</p>
	<p>There are currently no live planning policy consultations. Hackney's Local Plan 2033 was adopted July 2020.</p> <p>Hackney's Local Development Scheme (Feb 2023) timetable anticipates the local plan review commencing in May 2023. The Dalston Plan is edging closer to adoption.</p> <p>Hackney is due to be undertaking a final stage consultation on the draft Area Action Plans for Shoreditch and Stamford Hill shortly, alongside a number of draft SPD consultations, covering sustainability, design and S106, among other items.</p>
	<p>In October 2023, the Climate Change Supplementary Planning Document SPD was adopted following consultation earlier in the year.</p>
	<p>The new Local Plan was adopted on 28 September 2023 and comprises the Strategic and Development Management Policies, Site Allocations and Bunhill and Clerkenwell Area Action Plan.</p>
	<p>Following conclusion of the Examination of the New Local Plan in July 2023, the Inspector confirmed in October 2023, that it was confident that with Main Modifications, the New Local Plan is capable of being found sound. Later that month, RBKC issued the Main Modifications.</p> <p>There has been no update since but further progress is expected in the New Year.</p>

 <p>Lambeth</p>	<p>There are currently no live or recent planning consultations. The current Local Plan was adopted in 2021. The early stages of consultation for the draft Lambeth Borough Plan concluded in December 2022, which comprised a series of workshops, drop-in sessions and surveys that will shape the draft document into the next stages of consultation.</p> <p>The Draft Site Allocations Development Plan Document was last consulted upon in 2022. Montagu Evans understands that Consultation on the Regulation 19 stage is due to commence in Q1 2024.</p>
 <p>Southwark Council</p>	<p>The Southwark Plan 2022 was adopted in February 2022 and therefore remains up to date.</p> <p>The Council is concluded a consultation on a Climate Change Resilience and Adaptation Strategy in October 2023. In December 2023, an updated Local List as adopted, which includes 1,200 buildings and structures of special architectural or historic interest within Southwark.</p> <p>The Local Development Scheme anticipated consultation on a series of updated SPDs in 2023, although these did not take place.</p>
 <p>TOWER HAMLETS</p>	<p>Consultation on the draft New Local Plan (Regulation 18) was undertaken in November and December 2023, with the next round of consultation due in Summer 2024.</p> <p>The draft Plan includes new policies on delivering social value, PBSA and co-living (both requiring 50% affordable housing) and embodied carbon, retrofitting and circular economy. Other key changes include an increase in the AH requirement to 40%, changes to unit mix and tall building zones. Alterations to preferred office locations include the potential to include residential uses (including at Canary Wharf) where this does not undermine the supply of office space, with the affordable workspace requirement proposed to be set at 15% of gross floorspace.</p>
 <p>Wandsworth</p>	<p>Wandsworth Local Plan (2023-2038) was adopted on 19 July 2023, which provides the 15 year vision and framework for development in the Borough, until 2038.</p> <p>Between October and December 2023, consultation commenced on a Partial Review of the Local Plan. The Regulation 18 consultation seeks to update the Affordable Housing and other policies to set out a clear policy requirement of 50% delivery, a greater proportion of social rented homes and requiring AH on small sites (less than 10 units).</p>
 <p>City of Westminster</p>	<p>The current City Plan 2019-2040 was adopted in April 2021. WCC are partially reviewing the adopted plan with focus on affordable housing, retrofitting policies and site allocations. An informal draft policy on Retrofit First was released through workshop sessions in December 2023 . Regulation 19 consultation is expected in Q1 2024</p> <p>WCC consulted on its Draft Planning Obligations and Affordable Housing Supplementary Planning Document (SPD) in July 2023. The final version is yet to be adopted.</p>

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