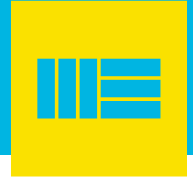


CENTRAL LONDON PLANNING POLICY UPDATE



CENTRAL LONDON POLICY UPDATE (Q4 2025 & Q1 2026)

Montagu Evans LLP

This is an overview of recent planning policy developments and current or emerging consultations across the Central London boroughs. It also includes updates from the Mayor of London and the Government on the capital for Q4 2025 and Q1 2026.

PLANNING POLICY HEADLINES

- MHCLG's **Support for Housebuilding (Package of Support)** was announced on **25 March 2026**. This was after a period of consultation, including **temporary CIL relief for qualifying residential schemes** and permanent **enhancements to Mayoral planning powers**. The latter encompassed the introduction of expanded call-in powers for larger or sensitive developments and the allocation of £324 million to establish a City Hall Developer Investment Fund.
- The GLA adopted the **Support for Housebuilding LPG**, which introduces a streamlined package of emergency measures to accelerate housing delivery in the capital. These include amendments to **cycle parking requirements**, updates to **housing design guidance**, and a new **time-limited planning route to support affordable housing delivery**. This will apply until **31 March 2028**.
- The **Oxford Street Development Corporation** will become the **local planning authority** for the area. This is effective from **1 June 2026** and is subject to the parliamentary process.
- **Westminster** and **Wandsworth** adopted partial reviews of their Local Plans in January and March 2026. These cover updates to housing and affordable housing policies, with Westminster introducing its new Retrofit First policy.
- **Southwark** issued the final draft of the **Old Kent Road Area Action Plan (AAP)** to the Planning Inspector for Examination in Public in **November 2025**.
- In **November 2025**, **Westminster**, **RBKC**, and **Hammersmith and Fulham** were all affected by a **cyber-attack**. This resulted in the shutdown of core operational functions across their departments. The planning services of all three authorities were affected, limiting their ability to validate applications, undertake consultations, or issue decisions between November 2025 and February 2026. As of 31 March 2026, all three LPAs are fully operational, but face expected backlogs and delays.

POLICY & GUIDANCE UPDATES

The logo for the Greater London Authority, featuring the text 'GREATER LONDON AUTHORITY' in a bold, sans-serif font.	<p>The GLA adopted the Support for Housebuilding LPG on 25 March 2026. The draft guidance proposed time-limited changes to cycle-parking requirements, updates to housing design guidance, a new time-limited planning route for affordable housing delivery, and temporary CIL relief for eligible developments. This LPG will apply until 31 March 2028.</p> <p>From 1 June 2026, the Oxford Street Development Corporation (OSDC) will become the local planning authority for the area. A new OSDC Local Plan is expected to be drafted shortly after the Head of Planning Policy is appointed.</p> <p>Consultation on the Easy Read London Plan closed on 2 November 2025, with a draft new London Plan expected later in 2026. The new London Plan will cover a longer period until 2050, rather than the standard 15-year period. It's expected to cover policy changes on density, green belt policies and infrastructure-led growth.</p>
The logo for Camden Council, featuring a stylized 'C' icon and the word 'Camden' in a bold, sans-serif font.	<p>The updated Draft Camden Local Plan was submitted to the Planning Inspector for examination on 3 October 2025. Between October 2025 and February 2026, the Council has been consulting with the Inspector, with a virtual public hearing scheduled for 19 May 2026 and adoption later in the year.</p> <p>Consultation (Regulation 19) for the Euston Area Plan (EAP) was open until 22 February 2026. The EAP sets out Camden's vision for future development at Euston until 2051. It's expected to be presented to the Planning Inspector in Summer 2026, with adoption in Winter 2026/2027.</p>



The City of London (CoL) is currently preparing a new Local Plan, the **City Plan 2040**. Once adopted, the new Plan will replace the City Plan 2015. The consultation on the **Proposed Main Modifications** to the City Plan 2040 **closed on 6 February 2026**. The CoL then submitted all representations to the Planning Inspector, who will issue their final recommendations before the new Plan can be adopted.

On **12 March 2026**, the CoL published three Supplementary Planning Documents (SPDs), following extensive fact-finding and research in which we participated. **Regulation 12 and 13 Consultation** on these documents is open from 16 March to 15 April 2026. The SPDs are as follows:

- Planning Obligations SPD (*update only*)
- Offices SPD
- Air Quality SPD
- Celebrating Heritage SPD



Hackney adopted the following three SPDs, which became effective in **January 2026**:

- **Retrofit SPD** – provides guidance on upgrading buildings to improve energy efficiency and reduce carbon emissions
- **Residential Extensions and Alterations SPD** – sets out guidance for extending or altering homes, including roof changes, basement works, outbuildings and accessibility
- **Commercial Extensions and Alterations SPD** – provides advice on adapting commercial buildings, covering accessibility, plant, shopfronts, and advertisements

Consultation on the Proposed Main Modifications to the **Stamford Hill Area Action Plan** closed on **19 February 2026**. Following this, the Planning Inspector will review all responses.

Hackney opened consultation on 26 January 2026 on the **Future Shoreditch Area Action Plan**, which will close on **7 April 2026**. Following this, all feedback will be recorded, and Hackney will submit the Plan to the Planning Inspector for examination.

The **Draft Ash Grove SPD** is currently being prepared. It will set out the intended use of TfL's Ash Grove bus garage and of the council-owned transport depot at 40–43 Andrew Road. The goal is to deliver new homes, workspace, and an electrified bus garage.

The **2025 Local Development Scheme (LDS)** outlines the Council's aim to begin producing evidence for the **Local Plan Review** imminently. The adoption of a new Local Plan is expected in August 2027.



Hammersmith and Fulham **closed its consultation on Regulation 18 Public Consultation** for the new Local Plan on 10 December 2025. The emerging Local Plan proposes demolishing the Hammersmith Flyover and replacing it with a tunnel. The Plan's focus is on regeneration within four key areas: White City, Hammersmith Town Centre, Fulham, and South Fulham Riverside. **Regulation 19 Public Consultation** is scheduled for **Summer 2026**, with **adoption in Winter 2027/2028**.



The **Climate Action SPD** was adopted on **25 September 2025**. It provides guidance on energy efficiency, carbon reduction, implementation of sustainable design standards and climate change mitigation measures.

Islington consulted on its **Draft Gypsy and Traveller Local Plan – Sites and Policies (Regulation 18)** between 3 December 2025 and 1 February 2026. The draft identifies and proposes allocating sites that could collectively provide between 10 and 13 pitches across the Borough. Islington is now reviewing consultation responses and will commence another round of consultation in **Summer 2026 (Regulation 19)**.

The **Poets Road Conservation Area Management Plan** was adopted on **6 February 2026** and is now a material consideration for development in this area of the Mildmay Ward, which features many 19th-century houses.



Consultation for a proposed **Listed Building Consent Order**, which would permit certain window works in listed buildings closed in **November 2025**. If adopted, it would allow double-glazed sealed units to be installed within existing frames, subject to specific conditions. RBKC are now considering responses.



Lambeth consulted on the main modifications to the **Site Allocation Development Plan (SADPD)** between **September and October 2025**. All representations are with the Planning Inspector for their consideration.

A **Call for Sites** ran between **January and March 2026** and represents the initial process of drafting the new Local Plan as they seek to understand which sites and/or areas of land are available to help meet the Borough's future needs.



The final draft of the **Old Kent Road Area Action Plan (AAP)** was sent to the Planning Inspector for Examination in Public in **November 2025**. The AAP, which outlines major development plans for the area, includes proposals for the Bakerloo Line extension, 20,000 new homes (7,000 affordable), 10,000 new jobs and new parks

Southwark is undertaking a further **Call for Sites** with submissions invited until **19 April 2026**. All submitted sites will be considered for potential inclusion in the new Local Plan, which is anticipated for adoption in 2030.



The Tower Hamlets Local Plan Submission Version was approved by Full Council on **19 November 2025** and submitted to the Secretary of State on **26 November 2025**. The emerging Local Plan proposes 52,000 new homes with a 40% affordable housing target and a 50% strategic borough-wide target, and will guide development until 2038. Examination hearings are expected in **Summer 2026**, with adoption anticipated in **late 2026** or **early 2027**.



Wandsworth **adopted** the following SPDs in **December 2025**:

- **Biodiversity SPD** – provides detailed guidance on incorporating and enhancing biodiversity throughout the development process, aligned with updated BNG requirements
- **Trees and Development SPD** – sets out requirements for protecting, assessing, and planting trees during development to support biodiversity and landscaping
- **Planning Obligations SPD** – addresses all main policy areas within the Local Plan, except affordable housing, which will be covered in a forthcoming Affordable Housing SPD

Public consultation is ongoing through the **Clapham Junction Community Panel** until **March 2026**, with a community meeting held on **18 February 2026** to discuss the **emerging Clapham Junction Urban Heart Masterplan**.

Wandsworth adopted the **Wandsworth Local Plan Partial Review** (“WLPPR”) on **4 March 2026**. The Plan amends the following six policies:

- Policy LP23: Affordable Housing
- Policy LP24: Housing Mix
- Policy LP28: Purpose-Built Student Accommodation
- Policy LP29: Housing with Shared Facilities
- Policy LP30: Build to Rent
- Policy LP31: Specialist Housing for Vulnerable People and for Older People



The **Partial Review** of the City Plan was **adopted** by WCC on **21 January 2026**. The revised Plan is known as the **City Plan 2019–2040 (2026)** and fully supersedes the 2021 version. Central to the updated Plan is the new **Policy 43: Retrofit First, as well as site allocations and affordable housing policies**.

The **Victoria Neighbourhood Plan** was approved in November 2025, with both residents and business ratepayers voting in favour as part of the referendum. It now forms part of the statutory development plan for the Victoria area.

On **13 February 2026**, WCC adopted the **Environmental Supplementary Planning Document (ESPD)**, which provides updated guidance on sustainable development, climate adaptation, and environmental protection.

WCC adopted the **Planning Obligations and Affordable Housing SPD** on **26 March 2026**, which provides guidance on interpreting and implementing relevant Local Plan policies. Alongside this, WCC adopted the **Affordable Workspace Informal Planning Guidance Note** (WCC Local Plan Policy 17, Part C) and **Local Economy and Employment Guidance Note** (WCC Local Plan Policy 22).

WCC consulted on its **Draft Local List of Planning Application Validation Requirements**, proposing updates to retrofit and demolition documentation, affordable housing statement thresholds, CIL information for major applications and ensuring BNG, ecology and flood-risk assessments reflect national requirements. WCC is now reviewing responses before finalising the list.

On **5 March 2026**, WCC published its **City Plan Direction of Travel**, informed by five months of early engagement with residents, businesses and community stakeholders. The document sets out six core aspirations that will shape the evidence base and direction of the new City Plan:

1. Deliver increased housing across the city, with a strong focus on maximising affordable housing
2. Ensure WCC is an equitable, safe and inclusive place to live, for all life stages
3. Support WCC’s vital contribution to the national economy by enabling continued economic growth and a diverse range of employment opportunities
4. Strengthen the West End’s role as an integral part of London’s appeal as a place to live, work and visit
5. Maintain WCC’s leadership in climate mitigation and adaptation, contributing to the city’s net-zero carbon target for 2040 and improving environmental quality and residents’ health
6. Promote a high-quality built and natural environment

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