

**Committee:** Local Plan Working Group

**Agenda Item**

**Date:** 13 March 2014

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**Title:** Draft Further Alterations to the London Plan

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## Summary

1. Draft further alterations to the London Plan have been published for consultation. Although this round of consultation does not contain anything which directly affects Uttlesford, London is a significant driver in the south east and under the Duty to Co-operate it is important to keep a watching brief on what is happening in London, particularly in relation to housing requirements and delivery.

## Recommendation

2. That the Council responds to the consultation expressing some concern that the full objectively assessed housing needs of the London market area are not being met. This recommendation is made subject to any issues arising from the briefing officers are attending on the 28<sup>th</sup> March 2014 which may require further consideration in discussion with the Chair of the working group.

## Financial Implications

3. None

## Background Papers

None

## Impact

- 4.

Communication/Consultation	The plan has been subject to consultation
Community Safety	n/a
Equalities	The plan has been subject to an EQIA
Health and Safety	n/a
Human Rights/Legal Implications	n/a
Sustainability	The plan has been subject to a Sustainability Appraisal, including and

	Strategic Environment Assessment
Ward-specific impacts	None
Workforce/Workplace	None

## Situation

5. Strategic Planning in London is the shared responsibility of the Mayor of London, 32 London Boroughs and the Corporation of the City of London. The Mayor of London has to produce a spatial development strategy which has become known as the London Plan. The first London Plan was published in 2004 and there have been a number of amendments since then. The Plan now subject to consultation includes all the alterations to the plan published since 2011 and reflects mayoral priorities as set out in “2020 Vision: The Greatest City on Earth – Ambitions for London”.
6. London is treated as a single housing market for the purposes of the plan. The central projection in the 2013 Strategic Housing Market Assessment indicates that the requirement for new housing in the Market Area will be between 49,000 and 62,000 more homes a year. This takes into account the backlog in meeting current need, and under delivery between 2011 and 2015. The Strategic Housing Land Availability Assessment (SHLAA) 2013 demonstrates that London has capacity for 42,000 homes per annum,
7. There is clear evidence that London’s population is likely to increase significantly more than was anticipated in the past. However, there is uncertainty as to the actual scale and nature of this increase. The plan therefore assumes that Londons population is set to increase by up to 2 million in the 25 years to 2036 with the level of growth reducing over time but still remaining significantly above that assumed in the 2011 Plan. There is also uncertainty about the size and number of future households. As a central assumption the plan is predicated on average household size falling in line with DCLG assumptions from 2.47 in 2011 to 2.34 persons per household in 2036. Under this assumption the number of households in London could rise by 1 million by 2036.
8. In view of these uncertainties the view is that it is not realistic to plan in detail for the whole of the plan period but to take the possible long term trend as a “direction of travel” for which the Mayor must “plan, monitor and manage”. In this context the plan is based on a projection for 40,000 more households a year. The annual requirement which is proposed to be included in the Plan is for at least and annual average of 42,000 net additional homes across London. Each borough has its own Annual Monitoring Requirement which contributes to this total. The London Boroughs now have an explicit requirement to identify their five-year land supply in line with the National Planning Policy Framework (NPPF) as well as to demonstrate that they have maximised the number of identified sites.

9. Although there is a significant gap between the identified needs and the likely supply there has been no discussion about how this shortfall might be met, one option might be to review the green belt boundary around London. Another option might be to approach Local Authorities outside the Green Belt under the duty to co-operate but it is important to stress that no approach has so far been made. This could become an issue by 2019/20 when the London Plan is due to be reviewed.

## Risk Analysis

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Risk	Likelihood	Impact	Mitigating actions
That London approaches authorities outside the outer boundary of the green belt to help meet housing needs within the London housing market area.	2. In the short term the risk would appear to be relatively low but the level of risk could increase as the time approaches for the review of the London Plan.	3. If additional housing land is required this will have a significant impact.	Continue to make representations, attend briefings, carry out cross boundary working.

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.