

London planning news

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Headline news

New London Plan will aim to provide 66,000 new homes annually in London

The Mayor of London, Sadiq Khan, has released new figures that show that London needs to build 66,000 new homes per annum to meet its housing need; these new figures, which represent a significant increase from the current 49,000 homes per year target, will inform the upcoming draft London Plan which is due for publication at the end of November.

The new figures form part of the London-wide Strategic Housing Market Assessment (SHMA) that is not yet publicly available. It has also been revealed that in order to meet Londoners' needs, 65% of the new homes (approximately 43,000 per annum) should be affordable. As anticipated in the draft Housing Strategy, the new London Plan will include targets for every London borough to contribute, for reaching the overall London-wide target; the borough breakdown has already been published and can be accessed [here](#).

The Mayor of London has also called on central Government to increase the capital's funding and devolve further powers to London in this year's Autumn Budget (22 November), in order to help boost homebuilding and meet this scale of need. The powers he would like to see devolved to London include more control over public land, and allowing councils to borrow more to invest in new homes. The Mayor has also requested a return to the level of affordable housing funding

the Government provided for London in 2009/10 (£1.75bn vs the current £0.5-0.7bn per year), on top of funding that is needed for infrastructure development in the capital.

Earlier last month, London's Deputy Mayor for Planning Jules Pipes [hinted](#) at the new proposed target for homebuilding that will be included in the new London Plan. Speaking at MIPIP UK about the upcoming London Plan, the Deputy Mayor confirmed that the target would be 66,000 units per annum, also adding that the new Plan 'would be looking to deliver all of that within London's boundary and that's what the plan will set out to do'.

Mayor reveals an economic boom in London's East End

The Mayor of London, Sadiq Khan, has revealed statistics showing that East London has been the fastest-growing area in the capital since the 2012 London Olympics, as around 110,000 additional jobs have been created.

Barking & Dagenham, Greenwich, Hackney, Newham, Tower Hamlets and Waltham Forest - the 2012 Olympic host boroughs - have benefitted from an economic boom which has resulted in creating three times as many jobs as the forecast pace of growth in 2013. A report published by Oxford Economics predicts that this growth is not set to slow down, with an estimated 125,000 additional jobs across the six host Boroughs to be provided by 2030.

The Mayor has commented on this latest update, saying:

'The legacy of the 2012 Olympics is not just about the Queen Elizabeth Olympic Park. It is about delivering regeneration for an area of London that we want to last for decades to come. I am pleased to see this area of London is providing tens of thousands of new jobs ►►

QUOTE OF THE MONTH



I'm using every power and pound I have at my disposal to tackle this crisis head on, and I am today setting tough targets for every part of London to make its contribution. Many boroughs, housing associations, homebuilders and others in London are ready to step up - but we simply can't do it on our own

The Mayor of London Sadiq Khan
announcing the higher housing target that will be included in the new draft London Plan

THE LICHFIELDS PERSPECTIVE

The almost 35% increase in the capital's housing target is not entirely unexpected: it is welcome news. To deliver the numbers of new homes and the affordable tenures he is seeking, the Mayor is right to be calling on central Government to step-up its efforts on funding and the further devolution of powers. But the Mayor also has to demonstrate excellent negotiation skills, if he is to achieve such commitment from the Government.

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for Londoners in important industries like technology, science and media. This is great news for East London.'

New GLA online pre-planning application service available

The Greater London Authority (GLA) has introduced a new online pre-application meeting request system, known as PAWS ('planning application workflow system').

PAWS has been introduced to increase responsiveness to applications and streamline the pre-application process. Once logged onto the system, a dashboard function will display details of application progress and meeting requests.

The new system will be live from 1 November; from 2 December, this will be the only way to submit a GLA pre-application request.

Mayor of London introduces toxicity charge in London

Mayor of London Sadiq Khan has introduced a new emissions charge - the toxicity charge ('T-Charge') - to tackle pollution levels caused by older and most polluting vehicles; the new £10 charge will be implemented during the week between 7am and 6pm.

Drivers of less environmentally-friendly cars will be the hardest hit, having to pay both the Congestion Charge and T-Charge, totalling £21.50 when driving through Zone 1.

The introduction of T-Charge is aimed at helping improving air quality in London, especially in light of recent statistics that showed that nearly 95% of the capital's population live in areas which exceed World Health Organisation guidelines on toxic air quality particles.

Sadiq Khan said:

'As Mayor I am determined to take urgent action to help clean up London's lethal air. The shameful scale of the public health crisis London faces, with thousands of premature deaths caused by air pollution, must be addressed.'

London's Deputy Mayors discuss DRAM and CPO powers

Appearing at the MIPIM UK property event, London's Deputy Mayors for Planning and Housing provided updates on many matters, including the 'Development Rights Auction Model' (DRAM) and the use of compulsory purchase powers.

The Deputy Mayor for Planning, Jules Pipe, mentioned the DRAM, currently being trialled by Transport for London, arguing that this would not be able to generate enough funds to support the development of major infrastructure projects, such as the extension of the Bakerloo line to Lewisham. Instead, he argued that greater devolution of powers in relation to property and other taxes to London would be of more benefit in meeting future infrastructure costs.

James Murray, the Deputy Mayor for Housing, was asked why the GLA has decided to set up a centre of expertise regarding the use of compulsory purchase powers, as the draft Housing Strategy describes the use of compulsory purchase orders (CPOs) as 'a last resort'. The Deputy Mayor explained that the centre 'could assist councils [... and] create economies of scale by pooling resources and staff'; he also added that the GLA 'can help by using land assembly powers'. He also confirmed that CPO powers are still viewed as a last resort, but commented:

'If we are going to have a more active role in the land market, it is important that the possibility of use of those [compulsory purchase] powers is credible.'

Business rates retention sets to increase in London

At this year's Spring Budget, the UK Government announced a devolution deal for London which included a commitment to provide London with greater control of business rates generated in the capital, if the Mayor and London Boroughs could agree a scheme.

The Mayors, the leaders of the 32 London boroughs and the City of London have now agreed in principle proposals that will allow London to pilot 100% business rates retention from April 2018; the scheme now needs to be confirmed by the UK Government.

The Mayor of London said:

'This is an important step in devolving more control over the use of the capital's tax revenues to London government. But it is only a first step as the Government will still retain control of business rates tax policy, revaluations and the business rates appeals system.'

Strong support for Oxford Street district transformation plans

Transport for London (TfL) has provided an update in relation to the consultation it launched in April this year on plans to transform the Oxford Street district.

The full results of the first consultation show wide support for the proposed transformation plans which aim at making the District a globally-renowned public space. The almost 12,000 consultation responses highlighted several key topics in relation to the transformation, including addressing concerns raised by local residents with regard to traffic impacts on the wider area, alternative provisions for bus services, the improvement of air quality and more general accessibility issues.

Published figures show that 62% of respondents support or strongly support the proposal, while 30% said that they were against it.

TfL is now planning to launch a second consultation on detailed plans aimed at securing the street's future as one of the world's best outdoor shopping destinations; this further consultation is expected to be launched in early November 2017, according to the current timetable.

Finally, and subject to the outcomes of the above-mentioned second consultation, TfL intends to put in place a transition scheme by the time the Elizabeth line service (i.e. Crossrail 1) opens in December next year, with the aim of implementing a full transformation scheme by 2021. ■