Further Alterations to the London Plan and beyond

Wider South East perspectives

London's demographic challenge

- London population 2001 (revised):7.34 mll
- London population 2011 (Census):8.17 mll
  = 83,000 pa increase

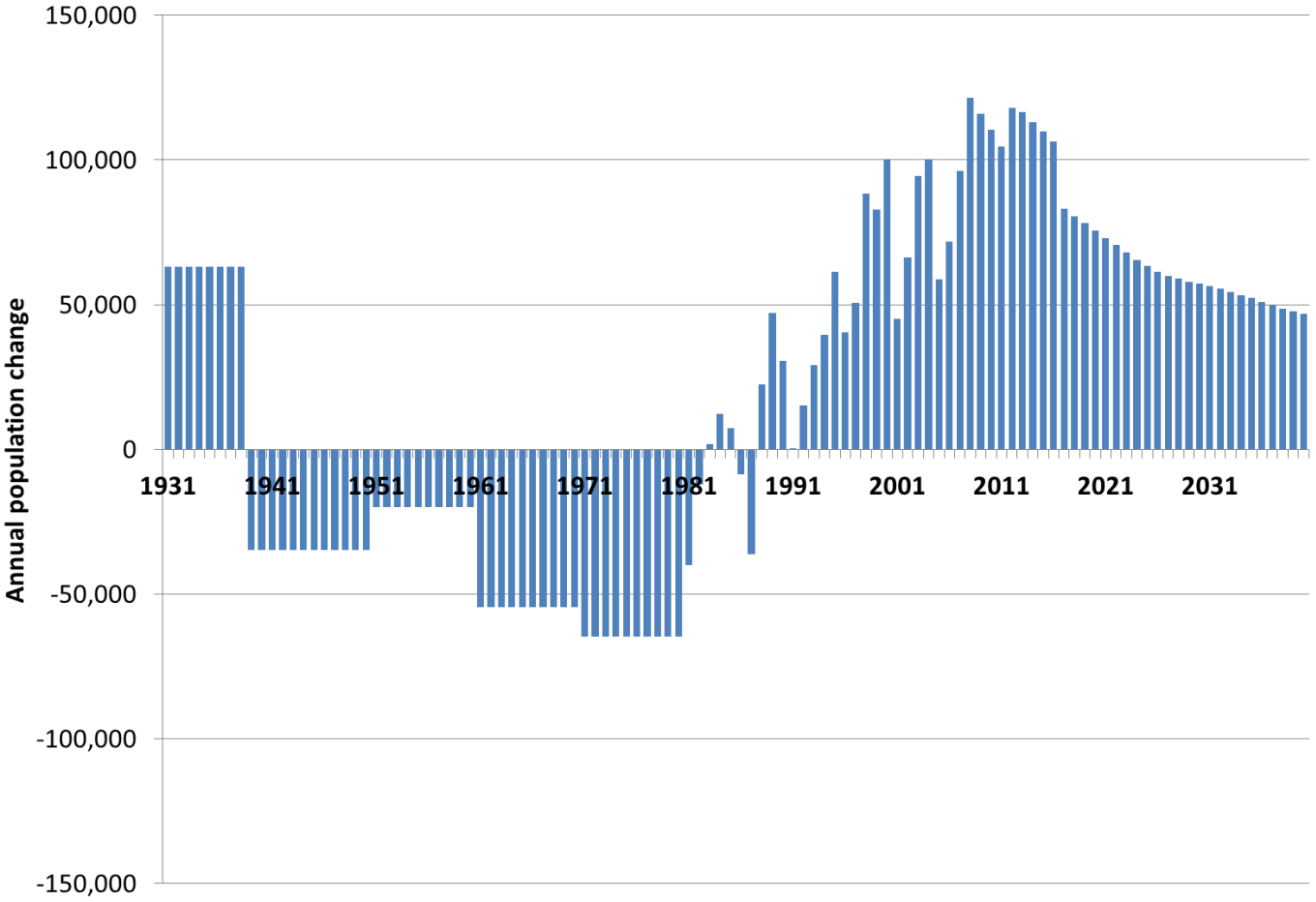
BUT

- London Plan 2011 – 2031 assumes 51,000pa

AND

- new GLA trend projection 2011 – 2036 suggests 76,000 pa, and over 100k in earlier years….

Projected annual population change



London’s housing requirements

- CLG currently suggests c53,000 more households pa to 2021(cf 34k)

BUT

- Is this a realistic basis for planning?
  Outdated hhld formation rates; what happens if recent changes are cyclical/short term? Accept “planning for uncertainty” – central theme for FALP and LHS

- New SHMA: ranges around GLA central hhld projection (40k); backlog of need (10 or 20 yrs); other factors eg second homes = 49-62k pa

Bridging the London demand/supply ‘gap’

- New NPPF compliant, needs driven, higher density SHLAA
  = 42k pa supply (cf 2011 Plan 32k pa)

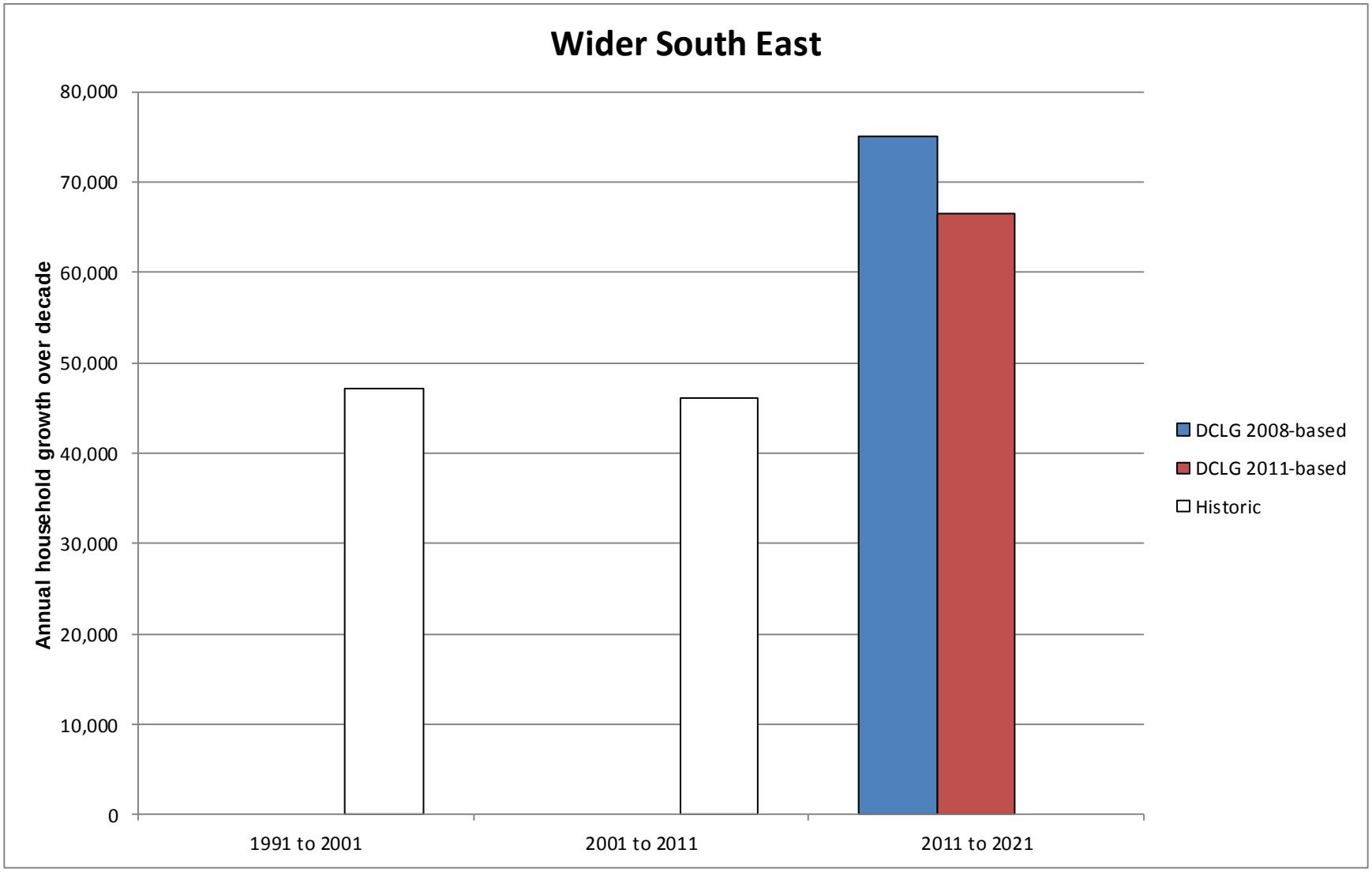
- Still leaves a ‘gap’: (49k/62k pa demand) – (42k pa supply)
  = -7k/-20k pa

- Bridging the gap within London: additional higher densities in:
  -Opportunity/Intensification Areas
  -Mixed use, housing led, town centre redevelopment
  -Surplus industrial land around transport nodes

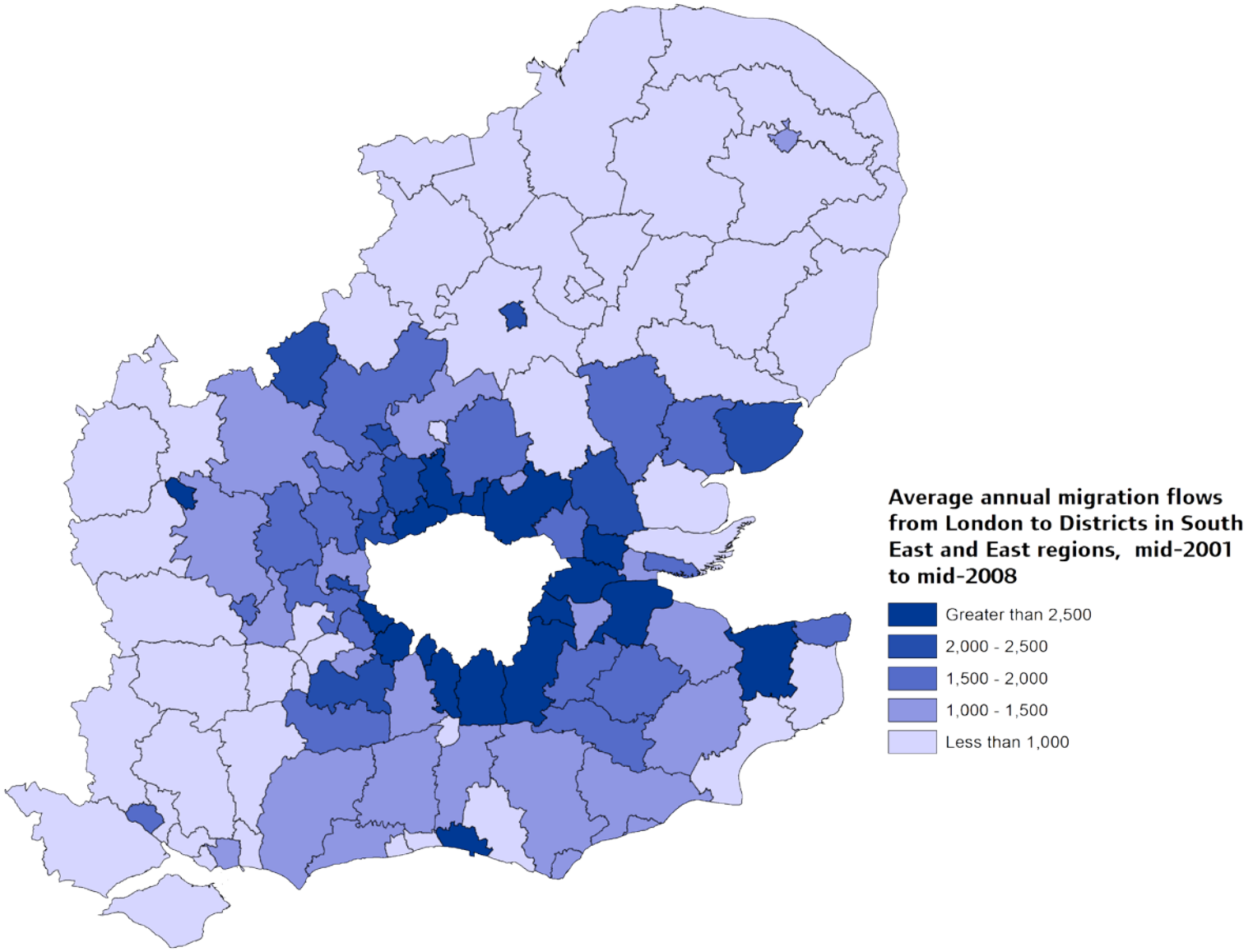
- Capacity to completions: the need for realism
  -216k in the pipeline, 58k approvals pa but only 25k pa completions

- Equivalent to 4.4 years supply (+ ‘potential’ sites + higher densities in NPPF ‘broad locations’) = at least 5years supply

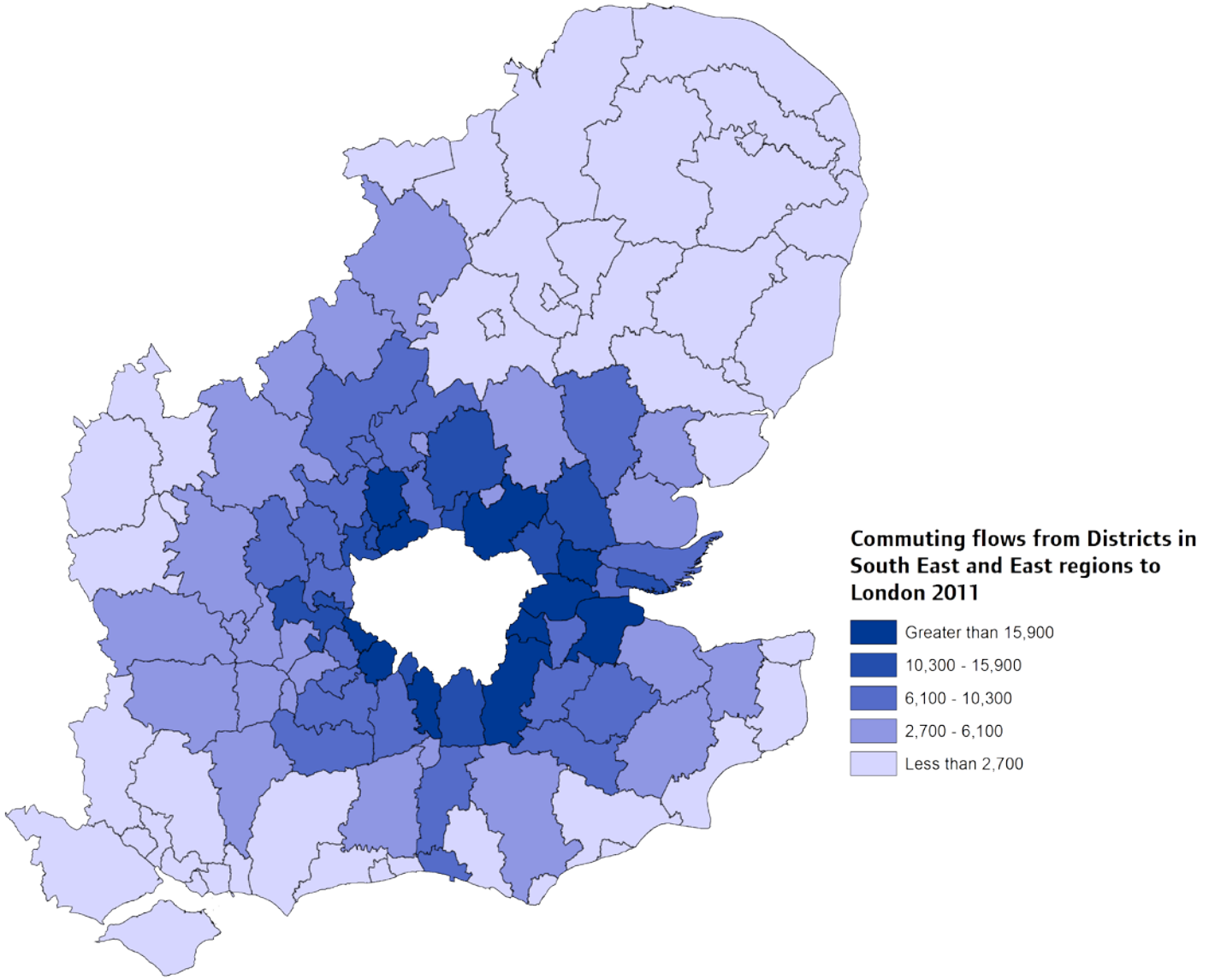
Recession reduced out-migration: impact on wider SE housing demand?



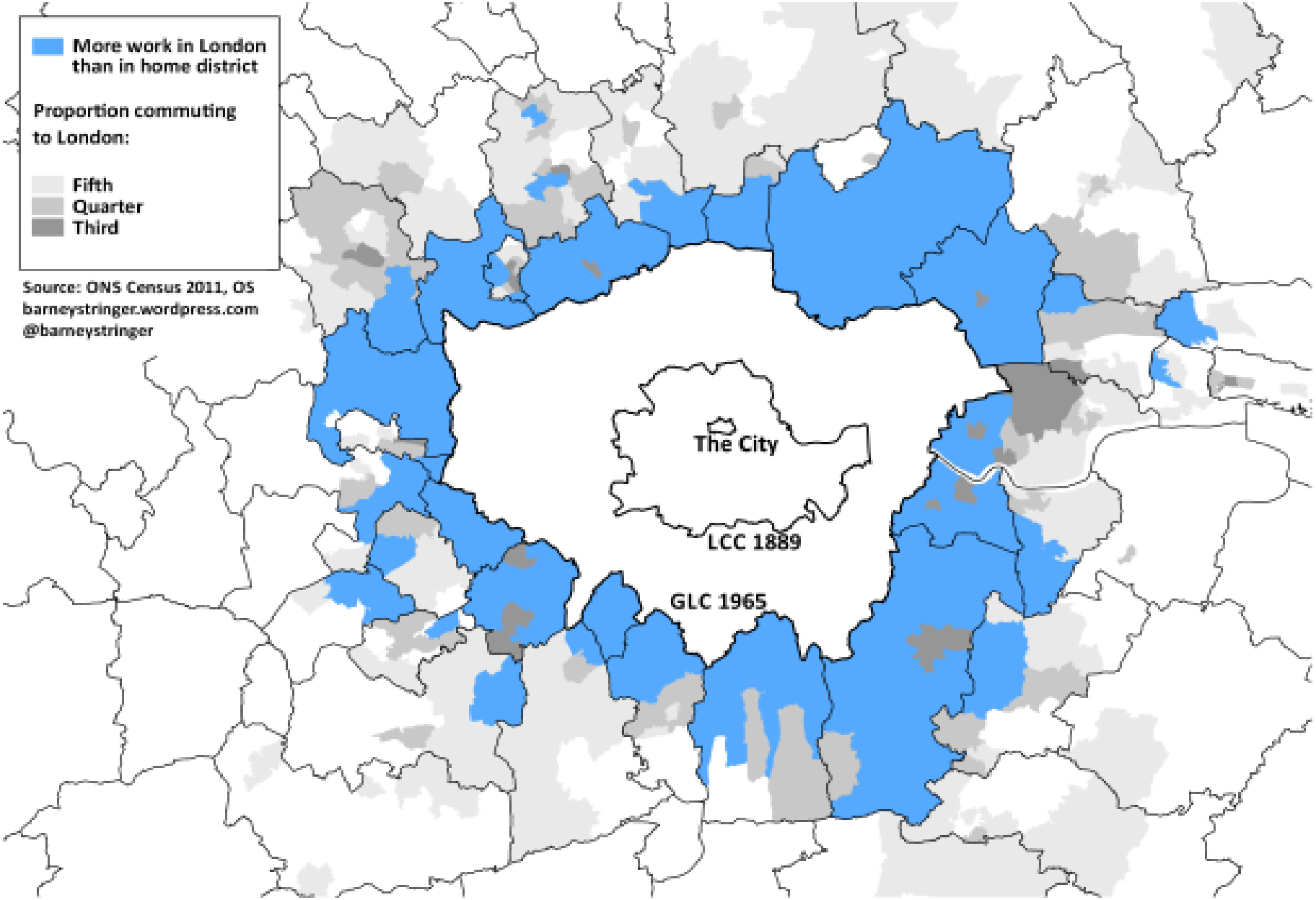
Pre-recession migration from London to Districts



Commuters from Districts to London 2011



Commuters to London 2011



Current demand and supply in the Greater South East (CLG)

	London	**South East**	**East**
Supply (average completions 2004 – 11 pa)	24,300	29,600	21,300
Demand i (CLG 2008 hhlds pa)	37,900 ‘gap’ : -13,600	41,100 ‘gap’ : -11,500	33,900 ‘gap’ : -12,600
Demand ii (CLG 2011 hhlds pa)	52,600 ‘gap’ : -28,300	38,400 ‘gap’ : -8,800	28,100 ‘gap’ : -6,800

Key consultation issues
Housing supply

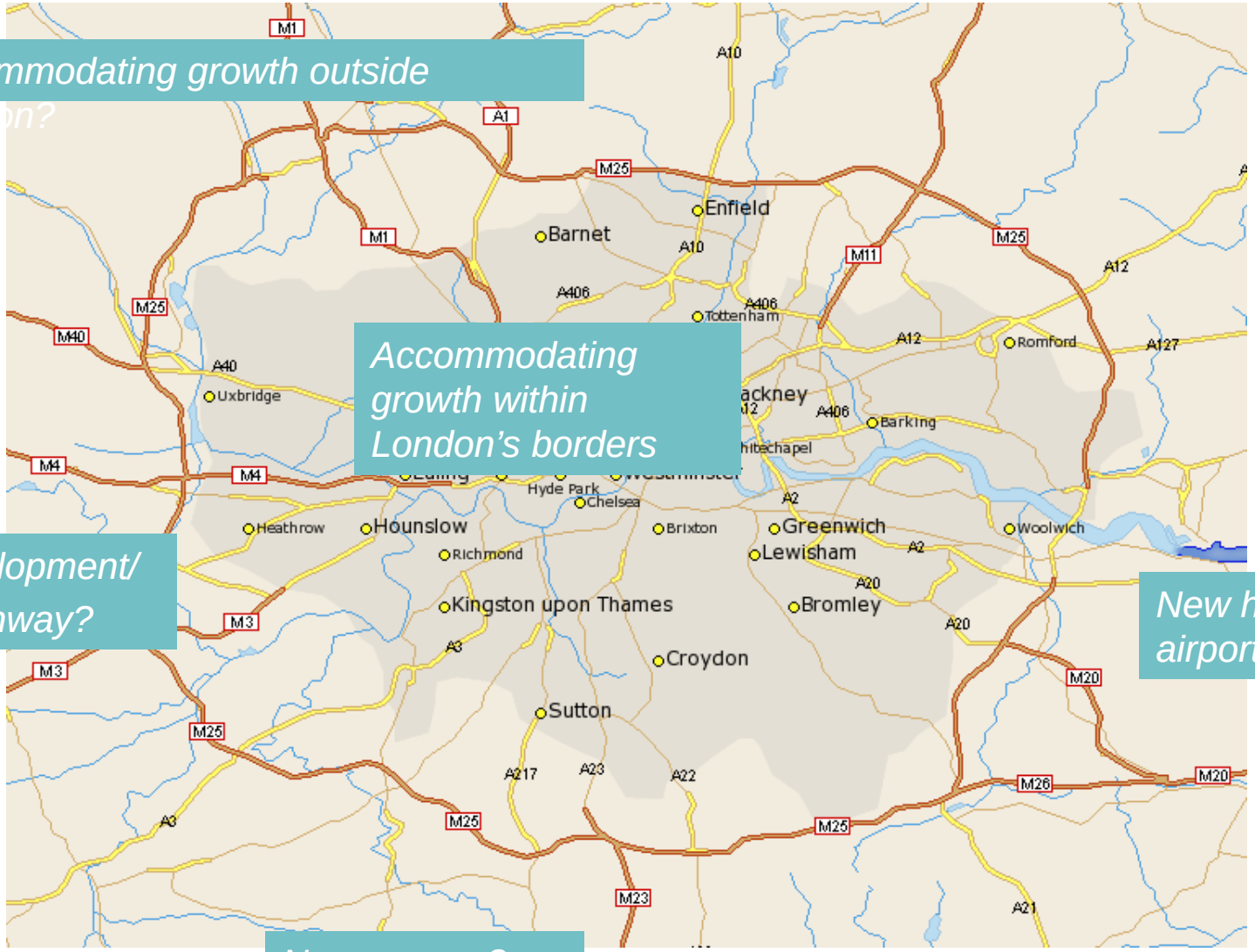
- London isn't meeting its needs: *it can up to at least 49k pa and until 2025, but longer-term uncertainty over out-migration (i.e. if return to pre-recession levels or remain lower). Also delivery barriers (i.e. translating approvals into completions).*
- London won't meet its affordable housing needs (17k supply, 26k 'need'): *this is a minimum target. Key to solution is to build more homes overall.*

Key consultation issues Infrastructure / Green Belt

- London hasn't done a Green Belt review: *at present this isn't necessary.*

- FALP doesn't plan for adequate infrastructure across London / Wider SE: *but e.g. anticipating HS2 and Xrail 2. 2050 Infrastructure Plan will explore options for the longer term and a full Plan review. Also opportunities for common call on infrastructure.*

Early 2050 Infrastructure Plan scenarios



Key consultation issues
Process

- The Mayor should be bound by the Duty to Cooperate: *GLA Act provides a different legislative context in respect of London Plan preparation; in practice his Duties to Consult and Inform are very similar*
- What happens if FALP is ‘unsound’? *FALP is realistic, transparent and well evidenced. Government hasn’t objected to the basic approach and the central issue of reconciling housing need and supply.*

Key consultation issues
Co-operation in practice

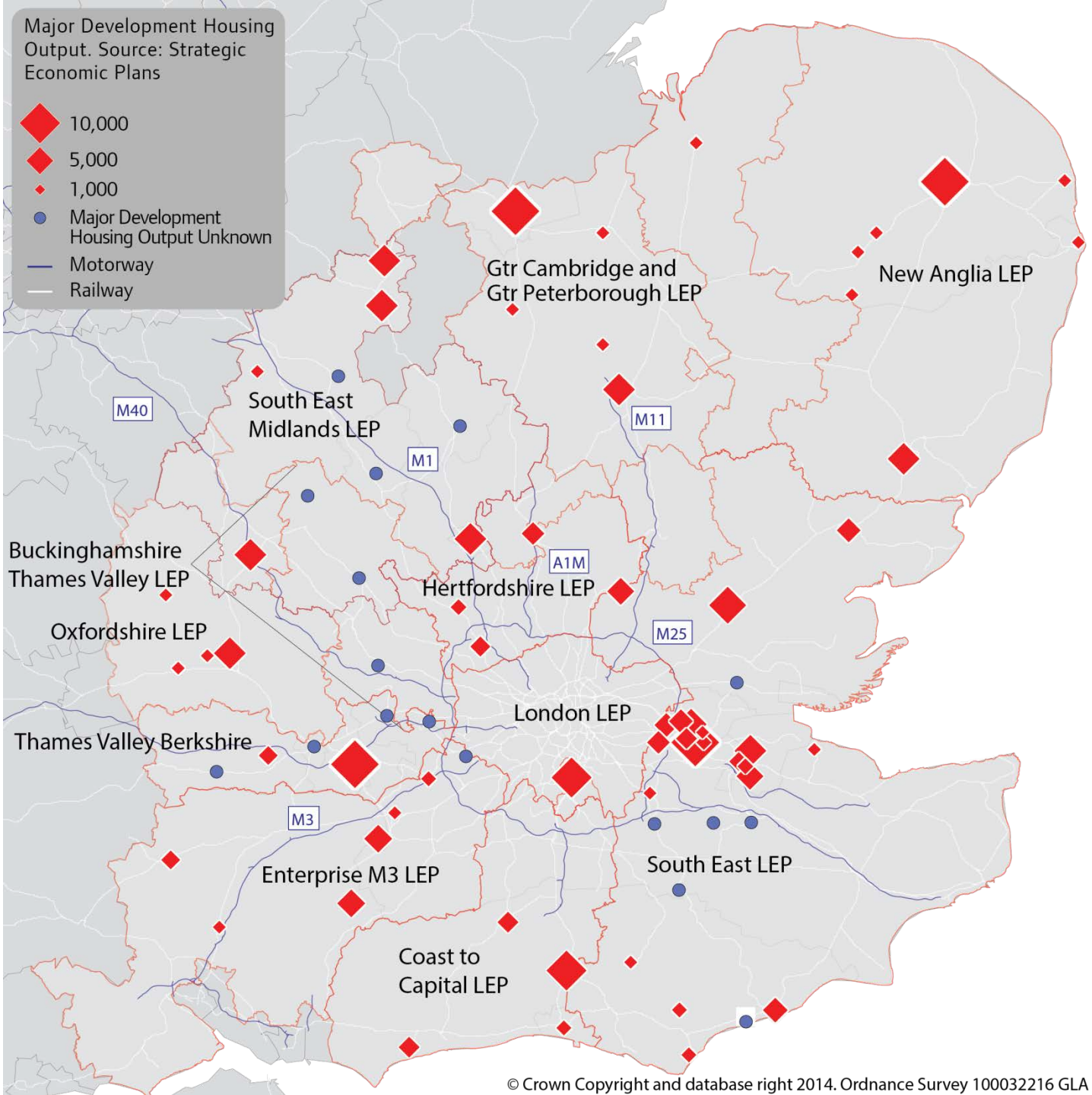
- Uncertainty in London planning makes planning outside London uncertain: *FALP designed to meet need until 2025, but under the 'Duty to Inform' it is prudent to advise of uncertainty ('Bedford Letter').*
- Better understanding of common issues:

  co-operation mechanisms already established. GLA assisting in translating ONS 2012 population projections into households.
- More effective engagement in the next London Plan review …..

Towards the London Plan review: building on the 2050 Infrastructure Plan

- LEP's Strategic Economic Plans review : population, housing, economic growth expectations, infrastructure requirements
- Wider research - eg East of England LGA forecasting model, GLA demographics
- TfL/Network Rail engagement - eg Lee Valley 4 tracking and implications for London/Stansted/Cambridge corridor
- Waste: GLA not a waste planning authority, but how can we engage more effectively?

Strategic Economic Plans' 'growth locations' outside London: ongoing partnership working



Towards the London Plan review: interim approaches to engagement?

- CLG philosophy: bottom up strategy formulation, use existing/'natural' structures?
- Focus on what unites rather than divides - eg together we represent c50% of national GVA
- 'Volunteers for growth'
- Work with Mayor on common infrastructure requirements
- BUT keep everyone informed
- LEPs cf LA based structures?

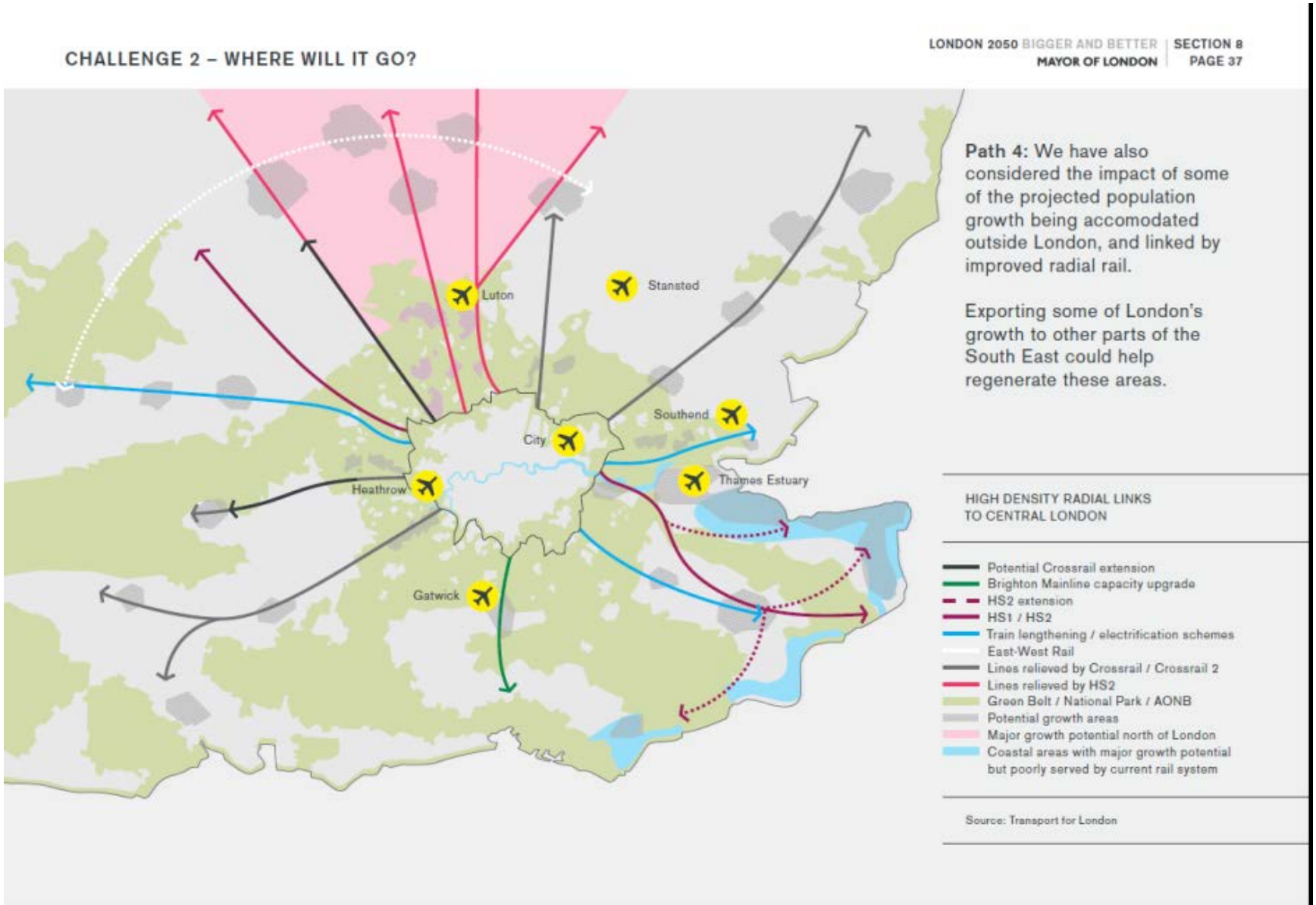
Towards the London Plan review: evolving structures

- Base geography: Local Planning Authorities and Counties within old East and SE England regions?
- Political engagement: EELGA and SEEC Leaders
- Officer level engagement: do current arrangements need to be more ‘representative’?
- ‘Natural’/existing groupings such as County groupings or eg Peterborough/Cambridge/Stansted/London and other London Plan ‘Corridors’
- Consistent GLA DTC responses – focus on issues and options stages of Local Plans. SHMAs?
- Wider South East ‘Summit’ in spring 2015?
- A Wider South East group (2015-16)? identify more effective engagement structures/processes

Towards the London Plan review: technical issues

- Updates/coordination of minor London Plan Alterations (parking, standards) and Full Review content
- Demography and economic projections and assumptions - eg CLG/ONS 10-year trend based
- Commuting and migration trends and structures
- Housing supply and econ capacity across the region
- Regional rail and other infrastructure - eg water, energy requirements
- Waste, minerals
- Anything else?

Accommodating growth beyond London: 2050 Infrastructure Plan rail based scenario



Towards the London Plan review: timetable

- Nov.: FALP PINS report, ‘Intend to Publish’ to SoS
- January 2015 ‘Intend to Publish’ FALP to Assembly
- March 2015: both FALP and 2050 Infrastructure Plan final publication
- May 2015: national elections
- Spring 2015: wider South East ‘Summit’?
- March 2016: a wider South East group report incl more effective engagement recommendations?
- May 2016: Mayoral elections
- 2018/19: Full Review Plan EIP
- 2019/20: Full Review Plan published

Further details on our cross-boundary strategic planning co-operation
http://www.london.gov.uk/priorities/planning/london-plan/cross-boundary-strategic-planning-co-operation

Thoughts?