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  Outdated hhld formation rates; what happens if recent changes are cyclical/short term?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 5 years supply
Recession reduced out-migration: impact on wider SE housing demand?
Pre-recession migration from London to Districts
Commuters from Districts to London 2011

Commuting flows from Districts in South East and East regions to London 2011

- Greater than 15,900
- 10,300 - 15,900
- 6,100 - 10,300
- 2,700 - 6,100
- Less than 2,700
Commuters to London 2011

Proportion commuting to London:
- More work in London than in home district
- Fifth
- Quarter
- Third

Source: ONS Census 2011, OS
barneystringer.wordpress.com
@barneystringer
Current demand and supply in the Greater South East (CLG)

<table>
<thead>
<tr>
<th></th>
<th>London</th>
<th>South East</th>
<th>East</th>
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<tbody>
<tr>
<td><strong>Supply</strong></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>(average completions 2004 – 11 pa)</td>
<td>24,300</td>
<td>29,600</td>
<td>21,300</td>
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<td><strong>Demand i</strong></td>
<td></td>
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<tr>
<td>(CLG 2008 hhlds pa)</td>
<td>37,900</td>
<td>41,100</td>
<td>33,900</td>
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<td>‘gap’</td>
<td>-13,600</td>
<td>-11,500</td>
<td>-12,600</td>
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<td><strong>Demand ii</strong></td>
<td></td>
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<tr>
<td>(CLG 2011 hhlds pa)</td>
<td>52,600</td>
<td>38,400</td>
<td>28,100</td>
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<tr>
<td>‘gap’</td>
<td>-28,300</td>
<td>-8,800</td>
<td>-6,800</td>
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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

Accommodating growth outside London’s borders

Accommodating growth within London’s borders

Redevelopment/New runway?

New hub airport?

New runway?
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

Path 4: We have also considered the impact of some of the projected population growth being accommodated outside London, and linked by improved radial rail.

Exporting some of London’s growth to other parts of the South East could help regenerate these areas.

CHALLENGE 2 – WHERE WILL IT GO?

HIGH DENSITY RADIAL LINKS TO CENTRAL LONDON

- Potential Crossrail extension
- Brighton Mainline capacity upgrade
- HS2 extension
- HS1 / HS2
- Train lengthening / electrification schemes
- East-West Rail
- Lines relieved by Crossrail / Crossrail 2
- Lines relieved by HS2
- Green Belt / National Park / AONB
- Potential growth areas
- Major growth potential north of London
- Coastal areas with major growth potential but poorly served by current rail system

Source: Transport for London
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
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?