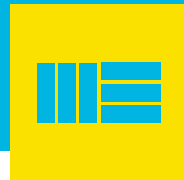


CENTRAL LONDON PLANNING POLICY UPDATE



Q3 2023

CENTRAL LONDON POLICY UPDATE



Montagu Evans LLP

This briefing paper provides an overview of recent planning policy news and recent/emerging consultations or changes within the Central London boroughs, as well as updates from the Mayor of London.



HEADLINES

- The **Government** is delaying the introduction of **Biodiversity Net Gain (BNG)** that was to form a mandatory requirement of the planning system in England in November 2023. It is now anticipated to be introduced in January 2024.
- The **Wandsworth** Local Plan (2023-2038) was adopted on 19 July 2023.
- **Islington's** Local Plan is scheduled for adoption very shortly, following Full Council sign-off on the final plan on 28 September 2023. This is due to replace the existing development plan.
- The hearing sessions for **Kensington and Chelsea's** Examination of its New Local Plan Review concluded in July 2023, with Main Modifications uploaded in September 2023.
- **Westminster** consulted upon its Draft Planning Obligations and Affordable Housing SPD which sets out the intended approach to seeking planning obligations, including on affordable housing, affordable workspace and carbon offsetting.
- The **NPPF** was amended on 5 September 2023 to update policy on for offshore wind development – therefore not affecting London.

Q1 POLICY & GUIDANCE UPDATES

 <p>GREATER LONDON AUTHORITY</p>	<p>Consultation concluded in July 2023 on two LPGs on Affordable Housing and Development Viability, setting out the threshold approach to affordable housing.</p>
 <p>Camden</p>	<p>Camden is planning on publishing the draft new Local Plan for consultation by the end of 2023. It is currently considering the comments received on the draft Site Allocations Local Plan to inform the site allocations within the new plan.</p> <p>With the announcement that HS2 works at Euston are to be paused, the next draft of the Euston Area Plan will not be issued as soon as intended, as the Council considers the implications of this.</p> <p>Consultations on the redesignation of the Highgate and Mount Pleasant Neighbourhood Forums concluded in late June 2023.</p>

	<p>The City of London Corporation is in the process of preparing a new Draft City Plan 2040. The Draft City Plan is scheduled to undergo the committee approval process between October to December 2023, followed by consultation on a Revised Proposed Submission Draft from December 2023 to February 2024.</p> <p>The City has designated (August 2023) the Barbican and Golden Lane as a Neighbourhood Area and Neighbourhood Forum.</p>
	<p>There are currently no live planning policy consultations. Hackney's Local Plan 2033 was adopted July 2020.</p> <p>Hackney's Local Development Scheme (Feb 2023) timetable anticipates the local plan review commencing in May 2023. The Dalston Area Action Plan is edging closer to adoption.</p> <p>Hackney is due to be undertaking a final stage consultation on the draft Area Action Plans for Shoreditch and Stamford Hill in Winter 2023, alongside a number of draft SPD consultations, covering sustainability, design and S106, among other items.</p>
	<p>Consultation concluded on the new Climate Change Supplementary Planning Document SPD in June 2023. There are no live planning consultations.</p>
	<p>The long awaited Islington Local Plan is close to adoption. On 28 September 2023, Islington's members approved the adoption of the Local Plan at a Full Council meeting. The new plan should become part of the development plan very shortly.</p> <p>An Article 4 Direction that limits the ability to use Class MA Permitted Development Rights for commercial to residential conversion in the CAZ, came into effect from 31 August 2023.</p>
	<p>The hearing sessions for the Examination of the New Local Plan Review concluded in July 2023. On 6 September, the Council issued the post-hearing Main Modifications, addressing matters raised during the hearing sessions. This includes more clarity around housing targets, differentiation between housing for older people and the formation of a criteria-based policy for co-living and student schemes. A new policy is proposed for assessing heritage assets, in conjunction with the NPPF and relevant legislation, and reference is made to the Living with Beauty Report (2020), as well as refinement of the sustainability policies.</p> <p>The Inspector has recently carried out site visits and further updates are expected next quarter, in anticipation of the Inspector's queries and report.</p> <p>Consultation is ongoing for the redesignation of the St Quintin and Woodlands Neighbourhood Forum, until 6 October 2023.</p>
	<p>There are currently no live or recent planning consultations. The current Local Plan was adopted in 2021. The early stages of consultation for the draft Lambeth Borough Plan concluded in December 2022, which comprised a series of workshops, drop-in sessions and surveys that will shape the draft document into the next stages of consultation.</p>

	<p>The Draft Site Allocations Development Plan Document was last consulted upon in 2022. Montagu Evans understands that Consultation on the Regulation 19 stage is delayed until early 2024.</p>
	<p>The Southwark Plan 2022 was adopted in February 2022 and therefore remains up to date.</p> <p>The Council is currently running a consultation on Climate Change Resilience and Adaptation, which runs until 9 October 2023. This is to inform a strategy that will set out how the borough's buildings will be future-proofed and plan for change.</p>
	<p>Early engagement on the new Local Plan concluded in March 2023. The Regulation 18 consultation is due in autumn 2023 with ultimate adoption of the new plan anticipated for late 2025.</p>
	<p>Wandsworth Local Plan (2023-2038) was adopted on 19 July 2023, superseding the previous development plan documents. This provides the 15 year vision and framework for development in the Borough, until 2038.</p>
 <p>City of Westminster</p>	<p>The current City Plan 2019-2040 was adopted in April 2021. WCC are partially reviewing the adopted plan with focus on affordable housing, retrofitting policies and site allocations. Formal consultation (Regulation 19) is likely to take place towards the end of 2023.</p> <p>WCC consulted on its Draft Planning Obligations and Affordable Housing Supplementary Planning Document (SPD). The draft SPD (July 2023) provides further detail and guidance on how to implement the adopted City Plan's policies on affordable housing, affordable workspace, employment and skills contributions and carbon off-setting – which includes a marked increase in the carbon offset price from £95 per tonne to £880 per tonne.</p>

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