

CENTRAL LONDON PLANNING POLICY UPDATE



Q1 2024

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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

- At the national level, the Government amended Class MA PD rights (commercial to residential), removing the floorspace limit and vacancy requirement which enables larger and occupied buildings to benefit from PD rights. It also consulted upon an accelerated planning service, new planning performance measures and changes to extensions of time.
- At the Mayoral level, all focus is on the elections on 2 May 2024, where the Mayor and London Assembly will be elected for the next four year term. The Government has also consulted on increasing the threshold of referable residential schemes, which is currently set at 150 units. This was alongside consultation on other measures to boost housing delivery on brownfield land, in London and across the country.
- **RBKC** is close to adopting its new Local Plan Review with consultation on the Main Modifications concluding.
- **Westminster** released its Regulation 19 version of the Partial Review of the City Plan, for consultation until 25 April 2024 and **Lambeth** released its Reg 19 version of the Site Allocations DPD for further consultation.
- **Camden** released its Regulation 18 version of its Draft Local Plan for consultation, which is due to update its 2017 policies and bring it in line with the London Plan, including new site allocations.
- There were new area based SPDs out for consultation in Holborn (**Camden**) and Hammersmith (**LBHF**) with others due to commence in Shoreditch and Stamford Hill (both **Hackney**) next month.
- The **City of London** published its Draft City Plan 2040, with consultation due to commence next quarter.

Q1 POLICY & GUIDANCE UPDATES

	<p>In February 2024, the Government issued its Review of the Local Plan which was to recommend improvements to the delivery of new homes. This resulted in national wide consultation on changes to the weight given to delivery on brownfield land, alterations to the Housing Delivery Test and the threshold for referred applications to the Mayor, suggesting that the current residential threshold (150 units) is increased.</p> <p>Consultation concluded on the Industrial Land and Uses Guidance, closing in February 2024. The latter document is to provide clarity and consistency in assessing supply and opportunities for intensification and co-location. You can read more on that here.</p> <p>The London Mayoral Election will be held on 2 May 2024, alongside the elections for the London Assembly.</p>
	<p>Camden consulted (January to March) on the draft New Local Plan that will set the vision for development for the next 15 years. The Reg 18 version of the plan incorporates proposed site allocations and seeks to bring its policies in line with the London Plan.</p>

For further information, please refer directly to the local authority in each instance, or liaise with the Montagu Evans Central London Planning team (James Huish – james.huish@montagu-evans.co.uk / Eleanor Mazzon – eleanor.mazzon@montagu-evans.co.uk)

	<p>The Local Development Scheme sets out that the next stages are</p> <ul style="list-style-type: none"> • Preparation of Submission Drafts (Spring 2024 – Winter 2024) • Consultation on Pre Submission Drafts (Winter 2024/25) • Submission to the Secretary of State (Spring 2025) • Independent examination hearing sessions (Autumn - Winter 2025) • Inspector's report (Spring 2026) • Adoption (Summer 2026) <p>In Q1, Camden also consulted on a new Supplementary Planning Document for Holborn to guide development and investment in this central area of the Borough. Adopted is expected in Q3.</p>
	<p>The City of London Corporation is in the process of preparing a new Draft City Plan 2040.</p> <p>The draft plan was given the go ahead by the Planning and Transportation Committee, and will now be published for public consultation, likely next quarter and ongoing into the Summer. The anticipated adoption date of the City Plan is Summer 2025.</p> <p>The Draft Plan is already published online and seeks to deliver 1.2m sq m of additional office floorspace, transform the City into a 7-day-a-week destination, ensure high sustainability credentials, and celebrate local heritage whilst optimising the potential for growth and regeneration.</p>
	<p>There are currently no live planning policy consultations. Hackney's Local Plan 2033 was adopted July 2020.</p> <p>Hackney has indicated that it will commence consultation on the Future Shoreditch Area Action Plan and the Stamford Hill Area Action Plan on 13 May 2024, which will set the areas' vision for policies to guide development and investment in the area. The plan is currently behind schedule and adoption is not likely until 2025 at the earliest.</p> <p>Other draft SPD consultations, covering sustainability, design and S106, among other items are likely to follow.</p>
	<p>LBHF consulted on the Hammersmith Town Centre Supplementary Planning Document (SPD) until March 2024, which seeks to introduce formal planning guidance following the preparation of the Hammersmith Masterplan in 2019.</p>
	<p>The new Local Plan was recently adopted on 28 September 2023. There are no current live planning consultations.</p>
	<p>Following the Examination of the New Local Plan Review in July 2023, RBKC consulted on the Inspector's proposed Main Modifications to make the NLPR sound, which concluded in March 2024.</p>

	The Council is intending on adopting the new Local Plan in spring/summer 2024.
	<p>Consultation is ongoing (until May 2024) on the Regulation 19 version of Lambeth's Site Allocations DPD, that will introduce a series of new site allocations for development within the Borough.</p> <p>In February 2024, consultation concluded on the draft Lambeth Local Views SPD which provides additional guidance on the value of each view and how these should be managed. Lambeth identifies a series of panoramas, landmark silhouettes and roofscape views.</p>
	<p>There was no planning policy consultations or news in Southwark last quarter. The Southwark Plan 2022 was adopted in February 2022 and therefore remains up to date. As noted previously, consultation concluded on the Climate Change Resilience and Adaptation Strategy and an updated Local List was adopted.</p>
	<p>During Q1 2024, LBTH issued a summary of comments received on the Reg 18 consultation of its new Local Plan which concluded at the end of 2023. The comments covered a range of themes and LBTH are considering these to inform the next round of consultation which is due in the summer 2024.</p>
	<p>In the previous Quarter, Wandsworth concluded its consultation on the Partial Review of the Local Plan which updated its affordable housing policies set out within the adopted Local Plan (2023). The next round of consultation on the Reg 19 version is expected in Q2 2024.</p>
	<p>The current City Plan 2019-2040 was adopted in April 2021. WCC are currently consulting (Reg 19) on the Partial Review of the City Plan until 25 April 2024. This focuses on amendments to policies are affordable housing, the retrofit first approach and site allocations.</p> <p>In March 2024, WCC adopted the final Planning Obligations and Affordable Housing SPD.</p>

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