



Draft London Plan Consultation Launched

The Mayor of London has published the Draft London Plan for consultation, setting out the strategic planning framework to guide development across the 32 London Boroughs over the next two decades.

The consultation runs to 15 October 2026 and introduces a number of significant changes from the current 2021 London Plan, including:

- A streamlined plan – it is almost half the length of the current London Plan, with the aim of reducing complexity and making the planning framework easier to navigate.
- A more flexible approach to affordable housing, recognising the viability challenges facing residential development in the current economic climate.
- A revised housing delivery strategy, identifying capacity for up to 558,000 new homes by 2037, albeit this is subject to national support, including investment in key transport infrastructure.
- A continued focus on brownfield development, alongside some release of Green Belt land on the proviso that it will deliver additional planning benefit such as high levels of affordable housing, improved biodiversity and better public access to green space.
- Greater support for economic growth, with new policies to facilitate investment in strategic sectors including AI, life sciences, logistics and data centres, while protecting industrial land and affordable workspace.



The Draft Plan is being promoted in the context of a very challenging house-building market in the Capital, in large part due to rising building costs. In announcing the consultation, the Mayor has explicitly recognised that his role and his planning policy approach must evolve to support the delivery of the homes and economic growth London needs.

While the proposed simplification of the London Plan is welcome, the development sector will ultimately be looking for greater certainty and

predictability in the planning process. Clearer, streamlined policies, and the consistent application of them, is essential if London's housing ambitions are to be realised and the current slowdown in housebuilding is to be reversed.

If you would like your say on the emerging London Plan, or would like any more advice how it might help build and add value to sites or property portfolios, please contact one of the planning partners in our London office.

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