

MAYOR OF LONDON

Towards a new **LONDON PLAN**

What do you think?



Easy Read Information Booklet

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Introduction



The Mayor of London, Sadiq Khan, wants to know what you think of the ideas for the new London Plan.



This will help us decide which ideas we should include in the London Plan.



We are going to write the draft London Plan in **2026**.



What is the London Plan?



The London Plan looks at:

- homes
- transport



- jobs



- green spaces.



We want to know what you think we should include in the new London Plan.



The new London Plan looks at ways that London can grow over the next 20 years.



The 33 London boroughs also write their own plans.



The London Plan helps guide what London boroughs should include in their local plans.



**9,000,000
people**

Did you know?

Almost **nine million people** live in London.



**10,000,000
people**

By **2050** we think that **ten million people** will live here.



Building more homes



We have built between **thirty thousand** and **forty-five thousand** new homes every year in London over the last ten years.



We have not built as many new homes as we want to. This is because:



- It is more expensive to build than it used to be.



- There are not enough builders



- There are a lot of new rules about building homes.



88,000 homes

Our plan will explain how we will build **eighty-eight thousand** homes every year for ten years.



We want to make sure that everyone has a good quality home they can afford.



This means building more **affordable housing** for people on low and middle incomes.



Affordable housing is housing that people on low or middle incomes can afford to rent or buy.



Different types of **affordable housing** include:

- homes for rent for people on low incomes



- homes to rent or buy that people on middle incomes can afford.



We know that the biggest need is for **social rent homes**.



These are homes to rent from London boroughs or housing associations.



Our plan could look at ways to provide more social rent homes.



Intermediate homes include:

- homes to rent on a rate that is lower than private homes for rent



- homes that you can part rent and part buy.



We know **intermediate homes** are important for key workers who do jobs that support how London works.



We could introduce a new type of **Key Worker Housing For Rent**, with rents based on key workers' incomes.



We also want to increase the quality of homes on social housing estates that are being rebuilt around London.



We could require more social rent homes when social housing estates are rebuilt.



Our plan could support more **purpose-built rented homes**.



Purpose-built rented homes are for people who do not want to or cannot afford to buy a home.



Places where we could build homes



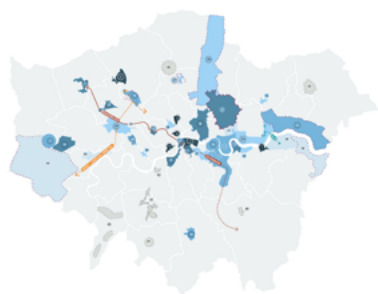
We need to make sure we build homes in the right places.



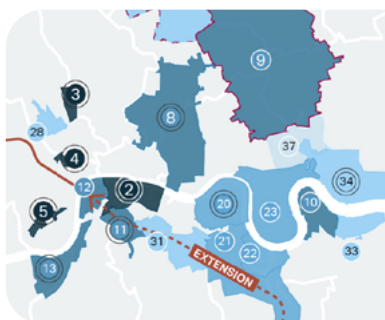
The homes should be close to public transport, like bus stops and tube and train stations.



First, we will look at building on sites or places that have already been built on.



Opportunity Areas



In the London Plan there are places called **Opportunity Areas** where we could build a lot of new homes.



Opportunity Areas will also provide new jobs in the community.



We can only build a lot of new homes in these **Opportunity Areas** if we spend a lot of money on good public transport links.



We are now working out how many homes can be built in these **Opportunity Areas**.



Central London



It is more difficult to find places for new homes in Central London.



This is because we need to have a lot of other buildings in Central London, like offices and other places like galleries and theatres.



High streets and town centres



Many people live in high streets and town centres across London.



We will look at places where we could build more flats in high streets and town centres with good public transport links.



Industrial land



Industrial land are places where we build for example

- warehouses
- electricity depots
- factories.



We could build homes on **industrial land**.



But we also need more places for businesses and jobs to support how London works.



We are thinking about how we can have homes and buildings together for industrial use.



Local neighbourhoods



We want to build more homes in local communities around London.



Most of these homes will be in local communities that already have built-up areas.



The green belt



Even if we build homes in these different places listed on Pages 13 to 17, we will still not build enough homes.



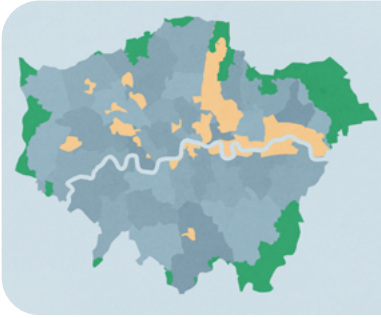
So we need to look at building on the **green belt**.



The **green belt** is an area of land that goes around London and is protected from having more buildings on it.



In the past, we were not allowed to build on the **green belt**.



But the government is allowing London boroughs to decide which parts of the green belt they can build on.



If we build on the green belt, we need to make sure that we build good homes and protect local nature and the environment.



We will start by looking at places in the green belt that have already been built on, that are close to public transport.



Other places



We will not build on parks or forests around London.



But we might look at building on some golf courses, if they are not good for local nature and the environment.



Different types of homes



We need to build lots of different types of homes all around London.



The decision about the types of homes built could be made:

- for the whole of London



- by each of the London boroughs.



If the decision is made for the whole of London, it might be more difficult to meet some local needs.



But this could result in the right mix of housing types being built across London.



We still need to make sure that we build many types of homes.

For example, homes for:



- families



- students



- older people



- disabled people



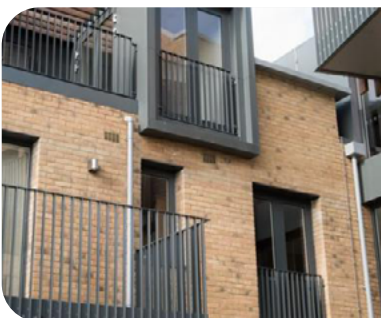
- people who need care.



We have not built enough of these types of homes.



We could bring in new rules to make sure we build more of these homes.



A decision about **specialist housing** and **supported housing** could be made London-wide or by London boroughs.



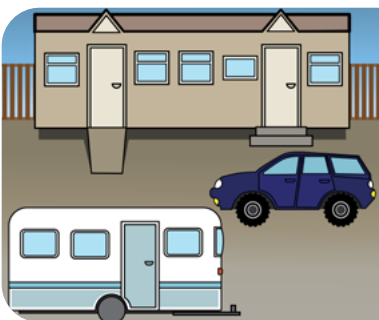
A decision about **student housing** and **shared housing** could be made London-wide or by London boroughs.



Shared housing could be a home where you have your own bedroom but share a kitchen and maybe a bathroom.



There are not enough new places where Gypsies, Travellers, and Travelling Showpeople can live.



We might set targets to help meet the needs of these communities.



We also need to make sure the new homes we build, meet the needs of different people.



We are thinking about new rules for family housing to make sure that homes



- have enough bedrooms



- are suitable for children.



We want to keep our rule that **ten per cent** of new homes are accessible for wheelchair users.



We might have a different rule for student and shared housing.



We would like to make sure that accessible private homes are offered to disabled people first.



We will keep the standard that says:

- all homes must be a minimum size



- all homes must have a minimum area of private outside space like a balcony.



Supporting London's businesses and jobs



6,400,000 jobs

There are **six million four hundred thousand jobs** in London.



Our plan can help to provide even more jobs around London.



Central London



Central London is a very important area for jobs.



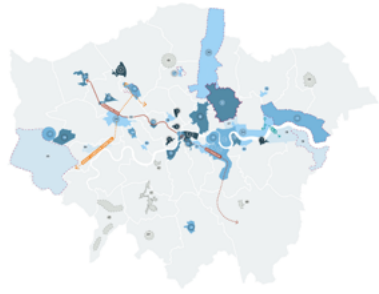
Central London has lots of places where people can go to enjoy themselves, like cafes and theatres.



We could also think about new rules to make sure that noisy places like pubs or clubs are not closed down when new homes get built.



Other important areas



There are other areas that are important for jobs, outside of Central London.



For example, a lot of people work in places like White City and Stratford.



Our plan could support areas where a lot of people work and get more businesses to move to these areas.



We might need to spend money on public transport and other things that businesses need.



High streets and town centres



We want to make sure high streets are busy and are places that Londoners want to visit.



We want Londoners to have more places where they can work and have fun.



We might need to manage shops like takeaways and places that lend people money.



This could happen by having different kinds of shops on every high street.



Our plan could also include places close to high streets for people to enjoy such as a town square or a children's play park.



Night-time jobs



One million three hundred thousand people in London work at night, including in places like bars, clubs and hospitals.



We want to make sure areas that people use at night are safe.



We need to make sure we plan for people who work at night to get food, drink and use places such as toilets.



Culture



Culture includes things like theatre, music, art and museums.



Many people in London have jobs in culture, but places such as clubs and music venues are under threat due to high rents and noise complaints.



We want our plan to support places where culture happens. We are thinking about how we should this.



Visitors



Many people from around the world come to visit London.



We need more places for people to stay in London.



But we are worried about people renting out their homes to visitors as this can cause problems for the local area.



Computers and the internet



Computers and the internet are very important to London.



We need to build places called data centres that make sure that the internet is fast.



But we need to make sure that data centres do not stop us from building homes.



Supporting local businesses



We want to make sure that everyone has the chance to get a good job.



Building new places can give a lot of people the chance to get good jobs.



We also want to help smaller companies.



Offices cost a lot of money in London so we could build offices that smaller companies can afford.



Buildings, Climate Change, and Transport



Buildings in London are usually smaller than buildings in other big cities around the world.



If we build taller buildings, we could build more homes.



This means that more people would live in the same amount of space.



Our plan could say how tall buildings should be in different parts of London.



We could change the rules to make it easier to find the right places to build tall buildings.



If we build more homes or offices in the same amount of space, then we will need more public transport.



We should also think about London's historical and important buildings.



Many older buildings can be too hot in the summer and too cold in the winter.



These buildings are not good for the environment and cost a lot to keep warm or cool.



So we could write new rules for these **old buildings**.



We also need to make sure that **new buildings** do not get too hot and we are thinking about rules for London buildings.



Designing places for everyone



Many different types of people live, visit and work in London.



We need to make sure that new buildings and places:



- are easy to use
- are safe
- make everyone feel welcome.



For big building projects the rules could change so that people with lived experience get involved in the project.



We are thinking about:

- asking developers to talk to accessibility and inclusion panels



- making sure developers work with diverse groups of people.



Climate change and the environment



If London is going to grow it needs the right levels of energy, water and waste services.



London also needs to manage extreme weather, such as heatwaves and floods which is the result of climate change.



Pollution in London has reduced since 2000 but more needs to be done.



We need to make sure that buildings and roads will still work if the weather gets hotter and wetter.



We also need to make sure that new buildings do not make climate change worse.



A lot of this is covered in national standards for new buildings.



London has lots of different types of buildings often close together so the Mayor of London has set some higher standards.



We are thinking about if London should carry on having **higher standards** for buildings to manage climate change.



Keeping people safe and healthy



We are looking at:

- Ways to increase recycling and reduce how much rubbish is thrown away.



- Working with national government on better rules to keep buildings safe from fire.



- Making the air cleaner.



- How to stop buildings and streets from getting too hot.



- Making sure that homes and streets are good, healthy places to live.



Green spaces



Green spaces are places like parks. They are very important to London.



We want to make sure that everyone can easily use green spaces.



We also want to improve the quality of green spaces for people and for nature.



Transport



Vehicles, like cars and vans, can cause a lot of pollution and noise.



A lot of vehicles on the road, can lead to congestion and slow-moving traffic.



We want to help more people to walk and cycle.



Or use public transport, like buses and trains.



We will build better places to walk and cycle.



We will not make lots of new places for people to park cars.



We will protect parking for people who hold Blue Badges.



Please fill out the **Easy Read survey** and give us your comments.