



Courtesy: LB Croydon

## Housing Targets & Delivery Plans

21/04/2020

- **Housing need is considerably higher than current supply, with pressure to increase supply significant both nationally and in the London Plan.** Population growth and an ageing population are pushing need ever higher going forward, despite lower growth projections than anticipated previously.
- **The level of need is pointing towards both creativity in creating solutions and accelerations in planning and delivery.** Suggested solutions and government levers include densifying/extending upwards, regenerating high streets, building around transport hubs and using permitted development rights, with fee rebates for successful planning appeals and zoning tools to speed up the process. These however need to succeed for people in their communities into the long term.
- **The balance of home and work is likely to shift as a result of the pandemic** - will the outlook change on employment land, with further pressure on use of the green belt.
- **Once the London Plan is published its targets will be required for borough plans, with the option of stepped housing targets to deliver supply.** Boroughs are increasingly publishing their Annual Monitoring Report of land supply online with most providing action plans to respond to delivery shortfalls.
- **GLA tools are available in the draft Supplementary Planning Guidance documents to help ensure all scales of sites can be used and combined with clever design.** Tools for different scales of review are available whether Small scale (design codes), Medium (site optimisation), Large (using design standards to assess the quality of places) or XLarge (to develop masterplans). These tools nest together and should be used in tandem with each other.



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- **Boroughs are finding innovative ways to navigate delivery, using strategy, categorisation/zoning and engagement with landowners.** Creating the vision for the future and providing design guides are key alongside clear ‘rules of the game’ to manage expectations.
- **Key principles help to unlock design and delivery – thinking holistically, using clarity of purpose, moving forward at the right pace with clever packaging and phasing of sites.** Think wisely about physical and cost constraints and keep the conversations going with the right people throughout. Collaboration between designers, commissioners and Boroughs is key!

**Speakers:**

Joanna Lee, Stantec

Matthew Spry, Lichfields

Alex Ely, Mae Architects

Melissa Dowler, Bell Phillips Architects

Jacob Tong, LB Hounslow

Dominick Mennie, LB Croydon

Tom Selby, LB Croydon

**Attendees: 78**