

Looking Backwards – to learn from 5 rounds of London Plans/reviews: common features, tensions & gaps

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LSE London: Roundtable 1 on

***Strengthening the Strategic Core of London Plans
in the face of New and Old Challenges***

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- **GLA was designed as purely strategic authority**
 - sustaining the metropolis as a key national asset - without being a power in the land (not GLC)
- **with set of long-term collective strategies**
 - but authority vested in personally elected Mayors with just 4 year terms (3 in this post-Covid case)
- **striking success in delivering (approved) editions of the Plan**
 - one for each pre-Covid term – cf. just one over GLC's 20 year life, with much wrangling over key issues

Some Common Limiting Features of the Plans so far?

- Very large gaps shortfall of *growth* in the housing stock relative to that in likely need (20k p.a. on Halligan's estimate) = widening the initial need gap
- A lack of substantial, public/publicised and realistic debate about (such) strategically significant issues – not just at EiP
- A legitimating narrative (from KL) involving: London's nationally important dynamism; and the city's capacity to "take it", without annoying the neighbours; given adequate infrastructure funding !
 - with a variety of ungrounded underpinnings from:
 - What CR1/CR2 and densification could deliver for housing pre-2016 (in KL first plan); through to
 - The potential of windfall small site intensifications (rejected element of SK Plan)
- The key question for future editions seems to be how to break out of this syndrome – developing a wider awareness of how Plans can, do and don't affect private/market behaviour across the metropolis (and the regions around)