

# **CONSERVATIVE YIMBY LONDON PLAN**



**JULY 2025**

## **1. Abolish Late Stage Reviews**

Late stage viability reviews delay housing delivery, reduce certainty and drive down developer ambition. Instead of encouraging more affordable homes, they incentivise developers to submit the bare minimum. The policy should be scrapped in full – and replaced with an incentive-based regime. Schemes that hit high affordable targets early should receive faster planning permission, not punishment for success.

## **2. Introduce Density Bonuses**

We should reward ambition. In London today, developers that meet Affordable Housing thresholds are not given more flexibility or the right to build higher – only more scrutiny. The opposite should be true. If a scheme delivers high-quality homes and exceeds Affordable Housing targets, it should be granted extra height and density automatically. Conservative cities around the world reward ambition. London should too.

## **3. Apply a Builder's Remedy**

Planning decisions in London are slow, arbitrary and often political. Councillors vote down schemes that meet local plan requirements, even when officers recommend approval. It's time to give planning policy real teeth. If a council repeatedly blocks schemes that meet policy, the applicant should be allowed to appeal straight to the Mayor or Secretary of State and receive a "builder's remedy" – automatic permission if councils miss clear deadlines.

## **4. Lower Fast-Track Thresholds**

The current 35% Affordable Housing threshold is too blunt, too rigid and too high. The policy should be reformed to reflect local context and viability – allowing councils to lower thresholds in high-cost areas to encourage more small and mid-size schemes. More fast-track routes, with more transparency and quicker decisions, will boost delivery without compromising quality.



**5. Stop Discriminating Against Students** Purpose-built student accommodation (PBSA) is crucial to freeing up family homes. But in London it faces unfair rules: arbitrary restrictions, high land charges, and expensive affordability thresholds. The London Plan should stop discriminating against students and treat PBSA as a vital part of the capital's housing supply. That means lower Affordable Housing thresholds, streamlined planning rules, and recognition that students are Londoners too.

## **6. Mandate Transit-Oriented Development**

Every new housing scheme within a 10-minute walk of a station should be genuinely urban. That means a minimum height of 7 storeys and zero tolerance for underdevelopment near high-frequency public transport. Publicly owned land – including TfL, Network Rail, NHS and local authorities – should lead the way. Any proposal on public land within PTAL 4+ should be subject to a mayoral design panel, similar to Sydney's "panelisation" model, to ensure ambition, consistency and delivery. Public land should deliver public benefit. This should not preclude more traditional, family- focused forms in lower-density areas – particularly in outer boroughs.

## **7. Legalise Mansion Blocks**

London's most beloved housing typology – the mansion block – is all too often illegal under today's rules. We should change that. Mansion blocks are dense, popular, characterful and elegant. The London Plan should explicitly support them, and boroughs should be required to enable this form in design guides, housing allocations and site plans.

## **8. Unlock the Grey Belt**

London needs to grow – and that means facing the truth about land. Much of the capital's so-called 'Green Belt' is not green at all: it's scrubland, garage blocks, derelict sheds and disused car parks. These low-quality sites should provide the homes London needs – especially in outer boroughs where the demand for family housing is greatest. It's time to stop dithering. The next Mayor should release grey belt land for development as part of a strategic, design-led plan to build new homes, parks and public infrastructure

## **9. Abolish Article 4 Directions**

Article 4 directions are being abused by boroughs to block the conversion of underused commercial property into desperately needed new homes. This undermines flexibility, drives up costs and holds back adaptive reuse. The next London Plan should abolish all Article 4s related to residential conversion – freeing up the delivery of thousands of potential homes and giving developers greater certainty about what can be delivered.

## **10. Scrap Dual Aspect Requirements**

London's blanket requirement for dual-aspect homes significantly limits the efficiency and viability of new developments. While well-intentioned, it reduces usable floorspace, pushes up costs, and makes it harder to deliver mid-rise density on constrained urban sites. The policy should be reformed to allow well-designed single-aspect homes where appropriate, in line with international best practice and building safety standards.

## **OUR OBJECTIVES:**

1. Make the Conservative Party the home of the builders
2. Cut red tape to get Britain building
3. Make homeownership a reality for the next generation

Chairman: Sir Simon Clarke

# **Interested in working with us?**

Get in touch with our Director – James Yucel

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