

[REDACTED]

From: WriteON Inbox
Sent: 18 December 2017 09:40
To: Londonplan
Subject: FW: Draft London Plan

London Plan email

Thanks,

Jesse Wright
Public Liaison Officer
Greater London Authority
City Hall, The Queens Walk, London SE1 2AA

From: Jo Murtagh [REDACTED] **On Behalf Of** Richard Rogers
Sent: 15 December 2017 18:10
To: Mayor <mayor@london.gov.uk>
Cc: Joy Adeyemo [REDACTED]
Subject: Draft London Plan

Dear Sadiq

It was a pleasure to welcome you for supper and a helpful discussion of design and housing in London last month.

Since then, you have published the draft London Plan, which is a truly impressive document, with some welcome changes in policy and emphasis from its predecessors. I have not yet reviewed the plan in detail, but I was particularly pleased to see the prominence given to design, the emphasis on intensifying the suburbs, the string links between infrastructure and development, and the tougher approach to affordable housing provision.

What concerns me is how we will be able to deliver this scale of ambition with the dysfunctional housebuilding model that has been underperforming for years, with volume housebuilders lacking any real incentive to accelerate delivery. I note that there are references to viability assessments being triggered if planning permissions are not built out, to more build to rent provision and to using smaller builders.

These are all welcome measures, but I feel something more radical will be needed - in terms of securing land, incentivising faster building and boosting public investment. I understand you have already asked the Government for more investment. I believe you also need to press for stronger powers of compulsory purchase, including the

power to buy land at existing use value, or at least to share in land value uplifts created by planning or infrastructure. You should also be able to tax sites with unimplemented planning permission on an 'as built' basis - either through the existing council tax regime, or through a longer term move towards land value taxation in London. Finally, you should ask the Government to put housing benefit rises on a stable, index-linked footing so that councils and housing associations could borrow to invest.

There may well be other measures worth advocating, but I would be keen to work with you to make the case for radical changes, so that you have the powers that can match the ambition of your London Plan.

All the best
Richard

Richard Rogers

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