



Sadiq Khan (Mayor of London)
New London Plan
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9 February 2018

Dear Sir/Madam

The London Plan

Thank you for giving Woking Borough Council the opportunity to comment on the London Plan. It is acknowledged that this version of the London Plan has made a significant attempt to boost housing supply compared to an earlier draft of the Plan. In fact, the Plan seeks to double the current rate of house building in the capital. This is commended. The Plan also identifies sufficient land to enable a significant proportion of the full objectively assessed housing need for London to be met. In particular, the Plan makes provision for the delivery of about 64,935 dwellings per year against an objectively assessed housing need of 66,000 dwellings per year. There is no doubt that this will make a significant contribution towards housing provision in the wider south east, which Woking Borough forms a part. However, there will still remain a significant unmet need, about 1,000 dwellings per year, which there is no demonstrable strategy in the Plan to address. By the end of the ten year period, the cumulative unmet need will amount to about 10,000 dwellings. Given the close proximity and direct transport links between Woking and London, Woking Borough Council will be concerned if the unmet need arising from London puts any additional pressure on the need for housing within the borough. The Mayor is therefore requested to explore all possible options, including consideration of the review of the London Green Belt to meet the objectively assessed housing need in full.

The Council supports the high Affordable Housing thresholds being sought by the Plan. The minimum requirement for 35% of all private dwellings to be Affordable Housing with flexibility for an increase and the requirement for 50% of development on public sector land and on Strategic Industrial Locations to be Affordable Housing is welcome. This approach is a positive and a necessary step forward to addressing the unique high cost of accommodation in London, and its unintended consequence of significant out-migration from London to nearby districts and boroughs.

It is noted that the Plan only identifies land to enable the delivery of 10 years supply of housing. It is accepted that the housing market is dynamic, nevertheless, the essence of the plan-led system is to provide an opportunity to take a long strategic view to addressing the challenges facing London and the wider south east, and in this regard, a 15 year planning period for housing provision would have been helpful to ensure long term certainty in the housing market.

The delivery of the quantum of development set out in the Plan, including housing, employment and retail are predicated on the delivery of significant infrastructure projects such as Crossrail 2,

Bakerloo Line extension, the opening of the Elizabeth Line, High Speed 2 and an upgrade of the underground lines. It is important that the necessary funding is secured to make sure that the delivery of the infrastructure is properly aligned to the delivery of development to minimise traffic congestion. The Plan's target for 80% of all trips in London to be made by sustainable modes of travel such as walking, cycling and public transport by 2041 will significantly assist in mitigating development traffic, and is welcome. The Mayor is requested to work with others to make sure that there is the necessary investment in cycle and pedestrian infrastructure to enable this ambitious target to be achieved.

The commitment by the Mayor to work in partnership with other authorities in the wider south east is welcome. Woking Borough Council would like to be engaged in this partnership working and hope that it will be a meaningful engagement.

I hope you find the above helpful.

Yours sincerely,

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Ernest Amoako
Planning Policy Manager

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