

MAYOR OF LONDON

Rt Hon Eric Pickles MP

Secretary of State

Department for Communities and Local Government

2 Marsham Street

London SW1P 4DF

Date: 15 December 2014

Dear Eric

Further Alterations to the London Plan: Notice of Intention to Publish

As you know, I have proposed significant Further Alterations to the London Plan (FALP) prepared in line with the National Planning Policy Framework (NPPF) to address a major increase in London's population and in particular the consequent need for more housing. In broad terms the Alterations propose:

- A new housing requirement target (49,000 dwellings a year) and, to address this, new borough level housing supply targets which in aggregate identify capacity for 42,000 pa (a third higher than in the current Plan). These targets are supplemented by new policy to support delivery of additional housing over and above the supply targets through good quality, higher density development in appropriate locations well served by public transport eg some town centres and Opportunity Areas and through the planned release of surplus industrial land. This will provide a practical basis for addressing London's housing needs within its boundaries and without encroaching on the Green Belt and other open spaces.
- New policy to meet the particular needs of the growing numbers of older Londoners and students, and the requirement for intermediate housing.
- Refinements to employment land policy to ensure that there is adequate capacity to accommodate economic growth. In line with national policy I have responded positively to the challenges posed by the emerging impact of multi-channel shopping through proposals for selective town centre renewal.
- Updated waste apportionment targets and policy to enable London to be self-sufficient in managing its waste by 2026 rather than 2031 as in the current Plan.
- Social, environmental and physical infrastructure policies and requirements to ensure that growth results in sustainable development and supports London's continuing net contributions to the country as a whole.

These Further Alterations have been through the statutory procedures of public consultation and Examination in Public (EiP). The EiP sat between 1 and 18 September 2014 and the Inspector sent me his report on 18 November 2014.

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In accordance with section 337 of the Greater London Authority Act 1999 (as amended) and regulation 9 of the Town and Country Planning (London Spatial Development Strategy) Regulations 2000, I have pleasure in sending you the text of the Further Alterations as I intend to publish them, together with a schedule showing the Inspector's recommendations and my proposed response.

I have carefully considered the four recommendations made in the Inspector's Report. My response to them is given in the enclosed schedule. I have decided to accept each of his recommendations, for the following reasons:

- While his IRC1 recommends deletion of the specific NPPF phrase "full, objectively assessed needs for market and affordable housing in the housing market area" he accepts that FALP should retain the over-arching NPPF phrase "as far as is consistent with the policies set out in the Framework". This recommendation therefore can be accepted without undermining the thrust of FALP policy seeking to meet need both locally and strategically through policies 3.3 on housing supply and 3.8 on housing need, and the links between them explained in supporting text.
- His IRC1 also recommends changing part of a paragraph which was proposed during the EIP to clarify to some of the participants how different policies in the Plan seek to reconcile need and supply locally. He recommends deleting references to the need related element and to the Duty to Cooperate (DTC). He has not however recommended changing the needs policies themselves, and the DTC is of course a statutory duty with which all local planning authorities must in any case comply. These are implementation points and more properly addressed in Supplementary Planning Guidance so his recommendation can be accepted.
- The Inspector's IRC2 aligns FALP more closely with the NPPF in addressing local need for intermediate housing while still retaining my proposal that, after three months, access to such provision can be opened up across the London housing market area as a whole. The recommendation can therefore be accepted.
- In IRC3 the Inspector recommends that, in view of uncertainties over long term growth trajectories, a full review of the Plan should start in 2015. I have in fact already started work on the review so the recommendation can be accepted.
- In IRC4 the Inspector proposes formalisation of existing working practices in cooperating with boroughs with regard to waste apportionment when designating Mayoral Development Corporations. I am happy to accept this.

Please be assured that I intend to address government's concerns over current London Plan policy on car parking and housing standards as soon as possible after new national policy is issued. A formal commitment to that effect is proposed in FALP paragraph 0.16F and you will be aware that our officials are already working together to address it through additional minor alterations to the Plan and without delaying publication of FALP. My Outer London Commission has been reconvened to provide advice on the most effective approach to progressing national parking proposals in the distinct circumstances of London.

For ease of understanding, I enclose two versions of the Further Alterations – one document shows the changes to the text involved in the alterations, and the other (clean) version shows the text as altered and as I intend to publish it.

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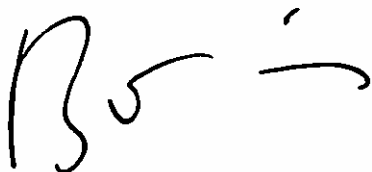
I understand that I must not publish the Further Alterations within the next six weeks in order to give your officials time to consider the proposed changes in terms of their compliance with national planning policy and any possible adverse impacts on the neighbouring regions, and any consequential direction arising from this. Under section 42B of the GLA 1999 Act, I must also submit the Further Alterations to the London Assembly before I can publish them. I will do this as soon as I have received your formal response (there is also the requirement to).

To ensure the smooth passage of the Alterations at this last stage, my officers wish to work closely with yours to reach agreement. I would be grateful if your officers could contact John Lett or Richard Linton on 020 7983 4281 /4278 or by email at john.lett@london.gov.uk/richard.linton@london.gov.uk to progress matters.

I look forward to hearing from you.

With best wishes.

Yours ever,



Boris Johnson
Mayor of London

Enclosures:

- Schedule of the Mayor of London's responses to the FALP EiP Inspector's recommendations
- Further Alterations to the London Plan – 'intend to publish' version (showing changes)
- Further Alterations to the London Plan – 'intend to publish' version (clean)