

## **DRAFT LONDON PLAN**

### **Proposed Amendments from Duncan Bowie**

#### **D6 Optimising Housing Density**

Reinsert at beginning of D6 Policy 3.4A from existing London Plan, including Table 3.2 Density Matrix

Revise suburban ranges in matrix as follows:

Setting Public Transport Accessibility Level (PTAL)

0 to 1	2 to 3	4 to 6	
Suburban	150–200 hr/ha	180–350 hr/ha	200–450 hr/ha
3.8–4.6 hr/unit	35–55 u/ha	40–80 u/ha	45–115 u/ha
3.1–3.7 hr/unit	40–65 u/ha	50–115 u/ha	55–130 u/ha
2.7–3.0 hr/unit	50–75 u/ha	60–130 u/ha	70–185 u/ha

(proposed increases relate to PTAL 2-3 and PTAL 4-6 and need to be subject to refinement)

Expand D6C to specify minimum components of required management plan. This should include compliance with policies H5, H7 and H12 and all design standards, including internal and external space standards.

*Explanatory note: These amendments would reinsert the density matrix as a basis for ensuring that new developments met the principles of Sustainable Residential Quality. The matrix is amended to support intensification of suburban areas with Public transport Access of at least PAL 2. The new policies for design scrutiny are retained, but to supplements rather than replace pre-existing density policy. The content of management plans for higher density schemes scrutiny are clarified as is the requirement for higher density schemes to be fully compliant with policy requirements on design as well as affordable housing and bedroom size mix.*

#### **H5 Delivering affordable housing**

A Amend 50% strategic target to 65%

A3) Amend 50% to 65%

A4) Amend 50% to 65%

A5) Amend 60% to 65%

#### **Borough Affordable housing Targets: Reinsert policy 3.11B and 3.11C from existing London Plan**

*Explanatory note. This rebases the affordable housing targets on the evidence base as in the Strategic Housing Market Assessment. It also reinserts strategic guidance on the setting of affordable housing by boroughs in their local Plans which has been omitted from the plan draft. This reinsertion is critical as otherwise boroughs may set their own affordable housing targets too low, which would put at risk the delivery of the London-wide strategic target.*

#### **H6 Threshold approach to applications**

B1 amend 35% to 50%

B2 amend 50% to 65%

B3 amend 50% to 65%

Delete “the 35% threshold will be reviewed.... Supplementary planning Guidance.”  
Insert in H6C(3)” including, including internal and external space standards and other design standards”  
Amend targets in H6C(4) to reflect above amendments.

*Explanatory note. This would bring the viability threshold into line with the overall affordable housing targets and ensure that schemes were only considered under the ‘fast track’ if they were fully compliant with the relevant London Plan policies. It would ensure that developers did not fast track schemes which were primarily marginally sub-market small units.*

### **Policy H7 Affordable Housing tenure**

A1 Replace 30% low cost rented homes by 70%  
A2 Leave 30% target for intermediate homes.  
Delete A3 (40% to be determined by relevant borough)

Para 4.7.4 Affordable rent products should have costs no greater than 30% net income for households with income in the lowest quartile of London household incomes. Further guidance will be given in Supplementary Planning guidance and updated annually through the Annual Monitoring Report.

Para 4.7.6 At least 50% of shared ownership units provided within a development should be affordable by households on annual incomes below £45,000. This will be updated on an annual basis through the Annual Monitoring Report.

Para 4.7.8 At least 50% of intermediate rented units provided within a development should be affordable by households on annual incomes below £45,000. This will be updated on an annual basis through the Annual Monitoring Report.

*Explanatory note: These amendments introduce targets for different types of affordable housing which are based on the proportionate requirements set out in the SHMA. They reintroduce explicit income related definitions for different types of affordable housing and would ensure that part of the sub-market intermediate provision are targeted at middle income households and not just at those at the top of the intermediate housing income range. This was specified in some previous London Plans.*

### **H12 Housing Size Mix**

Insert new policy;

At least 30% of a new development should be units with at least 3 bedrooms. unless the local planning authority determines that a specific site is unsuitable for residential accommodation for households with children.

Delete H12C 9 (Boroughs should not set prescriptive dwelling size mix requirements for tenures other than social rent)

*Explanatory note. This reintroduces a London-wide target for family sized homes, based on the SHMA evidence base, while leaving some flexibility on its application to avoid the provision of family housing on unsuitable sites, and the division between tenures. Boroughs should be able to set local housing size mix requirements by tenure, which are based on evidence and local priorities.*

### **M1 Monitoring**

#### **Table 12.1 Key performance indicators and measures**

Reinstate KPI 2 From existing London Plan. Optimise the Density of residential

**Development:** Over 95 per cent of development to comply with the housing density location and the density matrix.

*Explanatory note. This will ensure continued monitoring of density compliance and identify the proportion of new developments, which are either below or above the appropriate density ranges. The Mayor should continue to publish maps of density compliance and identify specific non-compliant schemes, and the justification for approving or supporting schemes outside the appropriate ranges.*

Duncan Bowie

25.1.18