

MD1423 Annex B – Mayor’s response to the FALP EiP Inspector’s recommendations

EiP Insp’s rec	FALP ref	FALP EiP Inspector’s recommended change New text is bold with red highlight and deleted text is struckthrough with red highlight	Mayor of London’s response
IRC1	FALP para 3.18	<i>Amend as follows:</i> As context for this boroughs must be mindful that for their LDFs to be found sound they must demonstrate they have sought to boost supply significantly the supply of housing by meeting the “full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in the Framework“. Of particular importance in this regard is the overarching national objective to secure sustainable development and the need to secure actual delivery. To address government requirements soundly in the unique circumstances of London means coordinating their implementation across the capital’s housing market through the capital’s unique two tier planning system where the development plan for an area is composed of the Local Plan and the London Plan, and the Local Plan must be in general conformity with the London Plan.	Accept 
IRC1 cont’d	FALP para 3.19i (FSC3.1 and FSC3.3)	<i>Amend as follows:</i> To ensure effective local contributions to meeting London’s need for 49,000 more homes per annum, Local Plans should therefore demonstrate how individual boroughs intend to: - address in terms of Policy 3.3 the relevant minimum housing supply target in Table 3.1; relate this to their assessment of need carried out in terms of Policy 2.2 and 3.8; and address any gap between housing supply and need, and to seek to exceed the target through: • additional sources of housing capacity, especially that to be brought forward from the types of broad location set out in Policy 3.3; • exercise of their Duty to Cooperate with other local planning authorities; • collaborative working with other relevant partners including the Mayor, to ensure that the Local Plan is in general conformity with the London Plan and includes final minimum housing targets identified through the above process; and • partnership working with developers, land owners, investors, the Mayor and other relevant agencies to secure the timely translation of approved housing capacity to completions taking account of Policy 3.15.	Accept 
IRC2	FALP para 3.62	<i>Amend as follows:</i> To understand London’s distinct housing needs and to take account of government guidance to “identify the scale and mix of housing that the local population is likely to need over the plan period which addresses the need for all types of housing, including affordable housing”, it must be recognised that lower quartile house prices in London are 74 per cent higher than in	Accept 

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		New text is bold with red highlight and deleted text is struckthrough with red highlight the country as a whole, 30 per cent higher than in the South East region and 50 per cent higher than in the East of England. Increased provision of intermediate housing is one of the ways in which the supply of affordable housing can be expanded. The Mayor will work with the Boroughs and other delivery and funding agencies to develop understanding and provision of a range of relevant products, particularly for families. For the purposes of the paragraph 3.61 definition, local eligibility criteria for intermediate housing should may be set locally to recognise the individual characteristics of local housing markets but should not compromise the aim of Policy 3.11 to maximise affordable housing provision. In the absence of local eligibility criteria, in order to recognise strategic housing needs in the particular circumstances of London, the Mayor will seek to ensure that households whose annual income is in the range £18,100-£66,000 should be eligible for new intermediate homes. For family homes (see Glossary) the upper end of this range will be extended to £80,000. These figures will be up-dated annually in the London Plan Annual Monitoring Report. If boroughs wish to set eligibility criteria for intermediate housing below these levels, planning conditions or agreements should secure them at the reduced levels for no more than three months from the point of initial marketing (whether that be when new or at re-sale or re-let) and they should then be offered without further restrictions to those who meet the London-wide eligibility criteria as set out in the London Housing Strategy.	
IRC3	FALP paras 0.16 and 8.21	Add the following to the end of paragraph 0.16 and replace the last sentence of paragraph 8.21 with the following: This revision has been driven partly by the realisation that the population of London has grown much faster than was anticipated in the 2011 London Plan. However, the extent to which this unexpected level of growth is structural or cyclical is unknown as is the ability of the Plan's existing strategies and philosophy to successfully accommodate the envisaged level of growth. In light of this a full review of the Plan will commence in 2015.	Accept 
IRC4	FALP para 5.80	Add the following to the end of the paragraph: Where a Mayoral Development Corporation (MDC) exists or is established within a Borough the MDC will co-operate with the Borough to ensure that the Borough's apportionment requirements are met.	Accept 