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PHV.4.01	H1 A	A Table 4.1 sets the ten-year targets for net housing completions which that each local planning authority should plan for. Boroughs must include these targets in their Development Plan documents.
PHV.4.02	H1 B 2	<p>a) sites with existing or planned public transport access levels (PTALs) 3-6 or which are located within 800m distance of a Tube station^{34A}, rail station or town centre boundary³⁵</p> <p>b) mixed-use redevelopment of car parks and low-density retail parks and supermarkets</p> <p>...</p> <p>e) small housing sites (see <u>Policy H2 Small sites and small housing developments</u>)</p> <p>f) industrial sites that have been identified through the processes set out in <u>Policy E4 Land for industry, logistics and services to support London's economic function</u>, <u>Policy E5 Strategic Industrial Locations (SIL)</u>, <u>Policy E6 Locally Significant Industrial Sites</u> and <u>Policy E7 Industrial intensification, co-location and substitution.</u> of land for industry, logistics and services to support London's economic function</p>

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		<p>34A Tube, rail, DLR and tram stations 35 District, major, metropolitan and international town centres – for the purposes of Policy H1B2a, the 800m distance is measured from the edge of the town centre boundary</p>
PHV.4.03	H1 D	<p>D Boroughs should publish and annually update housing trajectories based on the targets in Table 4.1 which identify the sources of housing capacity (including windfall) expected to contribute towards achieving housing targets and should work with the Mayor to resolve any anticipated shortfalls.</p>
PHV.4.04	H1 Paragraph 4.1.3	<p>To achieve these housing targets the overall average rate of housing delivery on both large and small sites will need to approximately double compared to current average completion rates. The Mayor recognises that development of this scale will require not just an increase in the number of homes approved but also a fundamental transformation in how new homes are delivered...</p>
PHV.4.05	H1 Paragraph 4.1.8	<p>... Boroughs are encouraged to should identify as many sites, including small sites, as possible via their Development Plan documents and brownfield registers. However, because of the nature of some sites (as set out above), including the particular incremental characteristics of small sites, boroughs are supported in using windfall assumptions in their five-year housing trajectories based on the numbers set out below in Table 4.2. This is because, in contrast with recent annual trends on small sites, the figures in Table 4.2 are considered to better reflect the step change that can be expected in housing delivery</p>

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		through the presumption in favour of small housing developments (<u>Policy H2 Small sites and H2A Small housing developments</u>) and the package of measures outlined in the London Housing Strategy.
PHV.4.06	H1 Paragraph H3 4.3.1 4.1.8A	<p>The annual averages in Table 4.1 provide a benchmark for assessing the direction of travel towards ten-year housing targets both across London and by borough. There will inevitably be variations in housing completions from one year to the next, as well as a degree of uncertainty in the delivery and phasing of large sites. Therefore, the Mayor will monitor both housing completions and the net pipeline of approved homes when assessing progress towards delivering the London Plan housing targets (see Chapter 12 - Monitoring). H3-A</p> <p>The ten-year housing targets set out in Table 4.1 should be monitored in net terms taking into account homes lost through demolition, amalgamations^{41A-37A} or change of use^{41B-37B}.</p> <p>H3-C Net non-self-contained accommodation for students and shared living schemes should count towards meeting housing targets on the basis of a 3:1 2.5:1 ratio, with three two and a half bedrooms/units being counted as a single home. H3-D Net non-self-contained accommodation for older people (C2 use class) should count towards meeting housing targets on the basis of a 1:1 ratio, with each bedroom being counted as a single home. H3</p> <p>DA All other net non-self-contained communal accommodation should count towards meeting housing targets on the basis of a 1.8:1 ratio, with one point eight bedrooms/units being counted as a single home. H3 4.3.3A The approach to monitoring</p>

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		<p>net housing provision from different forms of non-self-contained accommodation is based on the amount of self-contained housing this form of supply will free up⁴². The rationale for this approach is explained in more detail in paragraphs 7.19 to 7.29 of the SHLAA report.</p> <p>The ratios for student accommodation and other forms of communal accommodation mirror the ratios set out in the Government’s Housing Delivery Test Measurement Rulebook.</p> <p>41A 37A Amalgamating flats into larger homes. 41B 37B For example, a scheme involving 25 gross new homes and the loss of 10 existing homes would contribute 15 net additional homes towards meeting housing targets 42 For more detail on this see the 2017 SHLAA report.</p>
PHV.4.07	H1 Paragraph H3 4.3.2 4.1.8B	<p>The Mayor will work closely with boroughs on their housing trajectories and Development Plans to ensure these targets are planned for effectively, particularly where issues are identified in terms of completions and the development pipeline. The increase in housing delivery required by these targets may be achieved gradually and boroughs are encouraged to set out a realistic, and where appropriate, stepped housing delivery</p>

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		<p>target over a ten-year period. This should be supported by a clear articulation of how these homes will be delivered and any actions the boroughs will take in the event of under delivery^{37C}.</p> <p>37C This would also fulfil the requirement of a ‘Housing Delivery Test action plan’</p>
PHV.4.08	H1 Paragraph H3.4.3.3 4.1.8C	<p>Given that London Plan targets have increased significantly from the last London Plan to address housing need, it is the Mayor’s view that the Government’s proposed housing delivery test should not unfairly penalise boroughs where housing delivery has been constrained due to factors that are outside their control. For example, where key allocations or approval sites are expected to make a significant contribution to housing targets but have stalled due to non-planning related reasons, or will come forward later in the 10-year period. Housing completions against the London Plan small sites target are also likely to increase over time, as <u>Policy H2 Small sites</u> and Policy H2A Small housing developments isare implemented, so this should be taken into account when monitoring housing delivery during the early years of the Plan.</p>
PHV.4.09	H1 Paragraph 4.1.8AD	<p>If a target is needed beyond the 10 year period (2019/20 to 2028/29) boroughs should draw on the 2017 SHLAA findings (which cover the plan period to 2041), in consultation with the GLA and should take into account any additional capacity that could be delivered as a result of any committed transport infrastructure</p>

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		improvements, and roll forward the housing capacity assumptions applied in the London Plan for small sites.
PHV.4.10	Table 4.1	Table 4.1 - 10 year targets for net housing completions (2019/20 -2028/29) (Delete column titled ' Annualised average ')
PHV.4.11	Policy H2 (Title)	Policy H2 Small sites and small housing developments
PHV.4.12	H2 A	<p>A Small sites (below 0.25 hectares in size) should play a much greater role in housing delivery to achieve the ten-year housing targets set out in Policy H1 Increasing housing supply. and Boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making in order to:</p> <p>...</p> <p>4A 5) seek to achieve the targets for small sites set out in Table 4.2 as a component of the overall housing targets set out in Table 4.1.</p>
PHV.4.13	H2 B	B Boroughs should:

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		<p>1) recognise in their Development Plans and planning decisions that local character evolves over time and will need to change in appropriate locations that benefit from the presumption in favour of small housing development to accommodate additional housing on small sites provision and increases in residential density through small housing developments</p> <p>2) <i>moved to H2A B</i> 2A) Where appropriate, prepare site-specific briefs, masterplans and housing design codes (See Policy H2A Small housing developments) for other types of small sites (under 0.25 hectares in size), where appropriate</p> <p>C Boroughs should increase planning certainty on small sites by:</p> <p>4 3) identifying and allocating allocate appropriate small sites for residential development</p> <p>2 4) listing these small sites on their brownfield registers</p> <p>3 5) granting permission in principle on specific sites or preparing prepare local development orders.</p>
PHV.4.14	H2 D, E, F, G, H, HA	<p>D <i>Moved to H2A A</i></p> <p>E <i>Moved to H2A C</i></p>

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		<p>F <i>Moved to H2A D</i></p> <p>G <i>Moved to 4.2A.9</i></p> <p>H <i>Moved to H2A F</i></p> <p>HA — To benefit from the presumption, small housing developments must:</p> <p>a) meet the minimum standards for private internal space and private outside space set out in Policy <u>D4 Housing quality and standards</u></p> <p>b) meet minimum cycle parking standards</p> <p>c) not exceed maximum residential parking standards</p> <p>d) accord with Agent of Change principles and <u>Policy HC7 Protecting public houses on public houses</u></p> <p>e) where they are classified as major developments, meet the Air Quality Neutral benchmark^{37G} for building emissions, by using ultra-low NOx boilers or other less polluting technologies^{37H}.</p>

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		<p>HB — To benefit from the presumption in Part E, minor developments should achieve no net loss of overall green cover and major developments should contribute to urban greening in line with <u>Policy G5 Urban greening</u> and the Urban Greening Factor.</p> <p>HC — Small housing developments that demonstrably fail to optimise potential housing delivery on a site, or prejudice the more comprehensive development of a site allocation, should not benefit from the presumption in favour of development, unless there is a clear justification. Small developments should be designed to facilitate adjacent sites to come forward in the future.</p> <p>37G — Air Quality Neutral benchmarks are set out in Policy SI1 Improving air quality and accompanying GLA guidance.</p> <p>37H — Less polluting technologies could include heat pumps, connection to an existing district heating scheme, fuel cells or renewables</p>
PHV.4.15	H2 Paragraph 4.2.1	For London to meet its housing needs, small housing developments small sites below 0.25 hectares in size of between one and 25 homes must make a substantially greater contribution to new supply across the city...

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PHV.4.16	H2 Paragraph 4.2.3	<i>moved to 4.2A.3</i>
PHV.4.17	H2 Paragraph 4.2.3A	The presumption in favour of small housing developments does not apply to change of use of non-residential floor space to residential use (where this does not involve redevelopment); however, it does apply to the redevelopment of non-residential buildings, subject to relevant exemptions listed in Policy H2F. This distinction aims to incentivise the most optimal form of potential development.
PHV.4.18	H2 Paragraph 4.2.3B	<i>moved to 4.2A.2</i>
PHV.4.19	H2 Paragraph 4.2.4	The small sites targets in Table 4.2 are informed by the 2017 London SHLAA and show the potential capacity for additional housing on sites of less than 0.25 hectares in size, a category is likely to include the vast majority of one to 25-unit developments. Hence, the small sites targets include housing capacity from small sites below this size threshold which deliver more than 25 homes includes small housing developments . The targets are based on trends in housing completions on sites of this size and the estimated capacity for net additional housing supply from intensification in existing residential areas, taking into

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		<p>account PTAL, proximity to stations and town centres, and heritage constraints. The small sites targets are a component of, and not additional to, the overall housing targets. (H3-B) Net housing delivery on sites of less than 0.25 hectares should contribute towards achieving the small sites targets in Table 4.2. (H3 BA) The small sites targets are a component of, and not additional to, the overall housing targets. The relative contribution from large and small sites in each borough may fluctuate across the target period, providing the overall 10 year borough targets are met in a way that is consistent with the policies in the Plan.</p>
PHV.4.20	H2 Paragraph 4.2.5 4.2.6 4.2.7	4.2.5 Moved to 4.2A.1 4.2.6 Moved to 4.2A.4 4.2.7 Moved to 4.2A.5
PHV.4.21	H2 Paragraph 4.2.7A	Specialist housing for older people that is in Class C3 use can benefit from the presumption in favour of small sites, where the requirements of Policies H2D to H2K are met.

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PHV.4.22	Table 4.2	<p>Table 4.2 - 10 year targets (2019/20 -2028/29) for net housing completions on small sites (below 0.25 hectares in size)</p> <p>(Delete column titled 'Annualised average')</p>
PHV.4.23	H2 Paragraph 4.2.8 4.2.8A 4.2.8B 4.2.9 4.2.9A 4.2.11 4.2.12 4.2.13	<p>4.2.8 Moved to 4.2A.6</p> <p>4.2.8A Moved to 4.2A.7</p> <p>4.2.8B Moved to 4.2A.8</p> <p>4.2.9 Moved to 4.2A.10</p> <p>4.2.9A Moved to 4.2A.11</p> <p>4.2.11 Moved to 4.2A.8</p> <p>4.2.12 Moved to 4.2A.12</p> <p>4.2.13 Moved to 4.2A.13</p>
PHV.4.24	Figure 4.3	<p>Figure 4.3 - Proximity to town centres-and stations (MAP AMENDED)</p>

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PHV.4.25	Policy H2A (new policy)	Policy H2A Small housing developments
PHV.4.26	Policy H2A H2D A	<p>H2D A To support the delivery of the small sites targets in Table 4.2, boroughs should apply a presumption in favour of the following types of development proposals for small housing development^{41A} which provide between one and 25 homes involving:</p> <ol style="list-style-type: none"> 1) the infill development on of vacant or underused brownfield sites 2) proposals to increase the density of existing residential houses homes within PTALs 3-6 or within 800m of a Tube station^{37A}, rail station or town centre boundary^{37B} <i>partly moved below</i> <ol style="list-style-type: none"> a) residential conversions, (subdivision of houses into flats) redevelopment, b) residential extensions (upward, rear and side) of houses c) the demolition and/or redevelopment of existing buildings houses and/or ancillary residential buildings

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		<p>⇨ or infill development within the curtilage of a house^{37C-41B}, (2) where it is within PTALs 3-6 or 800m distance of a station^{37A-41C} or town centre boundary^{37B-41D}</p> <p>3) the redevelopment or upward extension of flats, and non-residential buildings and residential garages to provide additional housing.</p> <p>41A Small housing developments are schemes which provide between one and 25 homes</p> <p>37C 41B Subject to the total area of ground covered by buildings within the curtilage of the dwelling house not exceeding 50% of the total area of the curtilage (excluding the ground area of the original dwelling house), to be consistent with the Government's permitted development rights for a household set out in Part 1 of Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015).</p> <p>37A 41C Tube, rail, DLR or tram station</p> <p>37B 41D District, major, metropolitan and international town centres – for the purposes of Policy H2BA2, the 800m distance is measured from the edge of the town centre boundary</p>
PHV.4.27	H2A H2B-2 B	<p>H2B-2 B Boroughs should prepare area-wide housing design codes for small housing developments between 1 and 25 homes to:</p> <p>a) promote good design and to proactively encourage increased housing provision as a minimum for the types of small housing developments listed in Part A2., good design and higher residential densities</p>

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		<p>b) cover the spatial locations set out in part D2 (excluding the exempted areas listed in part F)</p> <p>e) on small housing developments. Design codes should provide clear guidelines and parameters for the range of small-scale housing developments listed in part D2, as a minimum, to provide certainty and show how additional housing provision can be accommodated in different locations, drawing on the principles set out in this policy and Supplementary Planning Guidance provided by the GLA.</p>
PHV.4.28	<p>H2A</p> <p>H2E C</p>	<p>H2E C For the purposes of part D, the The presumption in favour of small housing developments means approving proposals for small housing developments that are consistent with the policies of the London Plan while recognising that local character should evolve over time to provide new homes. which are in accordance with a design code developed in accordance with part B. Where there is no such design code, the presumption means approving small housing development Such proposals should be approved unless it can be demonstrated that the development would give rise to an unacceptable level of harm to residential privacy, designated heritage assets, biodiversity or a safeguarded land use that outweighs the benefits of additional housing provision; or where the proposed development does not comply with a housing design code prepared in accordance with Part B.</p>

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PHV.4.29	<p>H2A</p> <p>H2F D</p>	<p>H2F D The presumption in favour of small housing developments should not be applied to:</p> <ol style="list-style-type: none"> 1) statutory listed buildings designated heritage assets and their settings^{37D41E} (however, a presumption in favour of residential conversions should be applied in conservation areas) ... 3) development proposals that do not provide net additional housing ... 5) non-self-contained housing schemes (i.e. that are not in Class C3 residential use) 6) mixed-use proposals within sites that contribute to the strategic functions of the Central Activities Zone (CAZ) tall buildings (see Policy D8 Tall buildings) 7) estate regeneration schemes, designated industrial or employment sites 7A) change of use of non-residential buildings to residential use^{37E} 7B) designated Green Belt, MOL, Sites of Importance for Nature Conservation (SINCs)^{37F} and other protected public open spaces

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		<p>7C) buildings that would be more than 30 metres high (following their redevelopment or extension)</p> <p>7D) development that involves the alteration or replacement of existing homes on social housing estates</p> <p>8) developments that demonstrably fail to optimise potential housing delivery on a site or prejudice the more comprehensive development of a site allocation.</p> <p>37D 41E See glossary for definitions of 'designated heritage assets' and 'setting of heritage assets'</p> <p>37E See paragraph 4.2.3A</p> <p>37F See definition in paragraph 8.6.1</p>
PHV.4.30	H2A E	E To benefit from the presumption, minor developments should achieve no net loss of overall green cover.
PHV.4.31	H2A H2H F	H2H F Policy H6 Threshold approach to applications must be applied to small sites, including small housing developments, which provide, or are capable of providing, ten or more homes are major developments and trigger affordable housing requirements. Boroughs are encouraged to apply a tariff-based approach to wishing to which apply affordable housing requirements to on minor developments

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		<p>small housing developments of nine homes or fewer sites capable of delivering ten units or fewer and which have a maximum combined gross floor space of no more than 1,000 sqm should only require this through a tariff approach to off-site contributions, rather than seeking on-site contributions, and boroughs are strongly encouraged to provide the flexibility for payments to be collected prior to the occupation of development, rather than prior to commencement of development in these instances.</p>
PHV.4.32	<p>H2A Paragraph 4.2.5 4.2A.1</p>	<p>Incremental intensification of existing residential areas within PTALs 3-6 or and within 800m distance of a Tube station^{40A41F}, rail station or town centre boundary^{40B41G} is expected to play an important role in meeting contributing towards the housing targets for small sites set out in Table 4.2, particularly in outer London. This can take a number of forms including new build, infill development, conversions, demolition and redevelopment or extension of existing buildings, where this results in net additional housing provision, subject to the location of heritage assets and their settings. Outside the exempted Within these areas (Policy H2F) that do not benefit from the presumption, there is a need for the character of some neighbourhoods to evolve to accommodate additional housing. Therefore, in these locations where the presumption applies, the emphasis of decision-making should change from preserving what is there at the moment towards encouraging and facilitating the delivery of well-designed additional housing to meet London's needs.</p>

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		<p>40A-41F Tube, rail, DLR or tram station</p> <p>40B 41G District, major, metropolitan and international town centres</p>
PHV.4.33	<p>H2A</p> <p>Paragraph 4.2.3B 4.2A.2</p>	<p>When assessing the benefits of additional housing provision (Policy H2E), boroughs should recognise that schemes which that provide relatively low numbers of new homes play an important cumulative role in helping to meet deliver housing supply targets alongside larger developments, subject to the scheme in question making the most efficient use of land.</p>
PHV.4.34	<p>H2A</p> <p>Paragraph 4.2.3 4.2A.3</p>	<p>The one to 25-unit threshold set out in <u>Policy H2 Small sites</u> which that triggers the application of this policy the presumption in favour of small housing development is considered to be representative of small housing developments across London and for this reason differs from that used in Planning Practice Guidance³⁹ and the definition of 'major development' in planning legislation⁴⁰.</p> <p>39- DCLG, Planning Practice Guidance, Planning obligations, Paragraph: 031 Reference ID: 23b-031-20161116: https://www.gov.uk/guidance/planning-obligations</p> <p>40 The Town and Country Planning (Development Management Procedure) (England) Order 2010, Article 2: http://www.legislation.gov.uk/uksi/2010/2184/pdfs/ukxi_20102184_en.pdf</p>

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PHV.4.35	H2A Paragraph 4.2.6 4.2A.4	The Mayor will set out design principles for small housing developments across London as part of his review of GLA in design guidance, which boroughs should draw on and supplement when preparing housing design codes. Design Housing design codes can be combined with local development orders, where appropriate. As a key purpose of housing design codes is to provide clarity and certainty for potential applicants, boroughs should support design proposals which accord with any published housing design code.
PHV.4.36	H2A Paragraph 4.2.7 4.2A.5	Boroughs Although not covered by the presumption in favour of small housing development, boroughs are encouraged to explore opportunities for small housing developments in conservation areas where these will complement and enhance the area. As not all elements of a conservation area will necessarily contribute to its significance there is the potential for well-designed new housing to make a positive contribution to the special character of conservation areas. This also applies to small sites in the setting of other heritage assets such as listed buildings. Special attention will be required within conservation areas to ensure that increased housing provision is accommodated in a way that also complements and enhances an area, taking into account conservation area character appraisals and management plans.
PHV.4.37	H2A	... Environmental and architectural innovation should be supported and schemes should achieve good design and ensure that existing and proposed homes benefit from satisfactory levels of daylight and

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	Paragraph 4.2.8 4.2A.6	sunlight. All homes must meet the housing standards in <u>Policy D4 Housing quality and standards</u>, including the provision of private open space.
PHV.4.38	H2A Paragraph 4.2.8A 4.2A.7	In view of the objectives of this policy, boroughs should promote well-designed small housing developments which that respond positively to local character and the opportunity to accommodate additional housing on a particular site and boroughs should not refuse applications because of a conflict with local policies where these policies are inconsistent with Policy H2 H2A and pre-date the publication of the London Plan.
PHV.4.39	H2A Paragraph 4.2.8B 4.2A.8	Where existing houses are redeveloped or subdivided, boroughs may require the provision of family sized units (3 bed + units) providing sufficient design flexibility is provided to allow the existing footprint of a house to be enlarged in order to meet this requirement. (4.2.11) Where the amalgamation of separate flats into larger homes is leading to the sustained loss of homes and is not meeting the identified requirements of large families, boroughs are encouraged to resist this process.
PHV.4.40	H2A Paragraph H2G 4.2A.9	Homes located on the ground floor on minor developments should meet the requirements of Policy D5 Accessible Housing; New build homes on sites capable of accommodating ten units or fewer which are on the ground floor should meet M4(2) standard for 'accessible and adaptable dwellings' and provide step-free access. New build homes on these sized sites. hHomes that are not on the ground floor on minor developments do not need to meet M4(2)

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		standards and can comply with the M4(1) standard, which does not require step-free access, where provision of step-free access would be unfeasible.
PHV.4.41	H2A Paragraph 4.2.9 4.2A.10	Impacts on Loss of existing biodiversity or green space , as a result of small housing developments, should be minimised and mitigated through measures such as returning hard standing to green space , the installation of green roofs, green walls , the provision of landscaping that facilitates sustainable urban drainage, or off-site provision such as new street trees in order to achieve the principle of no net loss of overall green cover. The principle of no net loss can be met through off-site provision where site constraints mean that it cannot be achieved on site. Any off-site provision must be secured robustly, for example through a cash in lieu payment to the borough to contribute towards localised urban greening projects which provide net additional green cover. Rainwater attenuation features should be incorporated to achieve greenfield run-off rates where possible.
PHV.4.42	H2A Paragraph 4.2.9A 4.2A.11	Major developments must meet the Air Quality Neutral benchmark for building emissions, as set out in Policy S11 Improving air quality and accompanying GLA guidance. On small housing developments these benchmarks can be met by using ultra-low NOx boilers or other less polluting technologies. Less polluting technologies could include heat pumps, connection to an existing district heating scheme, fuel cells or renewables.
PHV.4.43	H2A	As demonstrated by the 2017 SHMA, London has significant unmet need for affordable housing . For some many boroughs, sites developments of ten nine or fewer units are the main a

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	Paragraph 4.2.12 4.2A.12	significant source of housing supply and play an important role in contributing to affordable housing delivery, often via cash in lieu contributions which are then used as part of borough-wide affordable housing programmes. Given the important role these sites play, the Mayor believes that boroughs should be capable of securing cash in lieu contributions for affordable housing contributions from such sites. Therefore, boroughs are encouraged to include policies requiring require affordable housing contributions from such sites of ten developments of nine or fewer units in their Development Plans where supported by local evidence .
PHV.4.44	H2A Paragraph 4.2.13 4.2A.13	For practical reasons associated with on-site provision of a small number of affordable units (such as management), contributions on minor developments sites delivering ten or fewer units affordable housing requirements from developments of nine or fewer units should be asked for as a cash in lieu contribution, rather than as an on-site contribution, and boroughs are strongly encouraged to provide the flexibility for payments to be collected prior to the occupation of development, rather than prior to commencement of development in these instances . Boroughs should have an identified programme through which additional affordable homes will be delivered. Flexibility should be allowed in the timing of payments in recognition of the distinct economics of small and medium-sized housebuilders and to reduce their up-front costs. Further guidance Guidance on the potential application of the threshold approach (Policy H6) for small sites housing developments of ten to 25 units and fewer is provided in Policy H6 Threshold approach to applications.

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PHV.4.45	Policy H3	<p>Policy H3 Monitoring housing targets</p> <p><i>Moved to 4.1.8A, 4.1.8B, 4.1.8C and 4.2.4</i></p>
PHV.4.46	Policy H4 (Title)	<p>Policy H4 Meanwhile use as housing</p>
PHV.4.47	H4 A	<p>A Boroughs are encouraged to identify opportunities for the meanwhile use of sites for housing to make efficient use of land while it is awaiting longer-term development.</p>
PHV.4.48	H4 Paragraph 4.4.1	<p>... Opportunities for the meanwhile use of land for housing on large-scale phased developments should be identified during the planning process. The meanwhile use of a site for housing does not change the established land use of the site, and this should be made clear in the temporary planning permission. However, meanwhile housing should count towards meeting a borough's housing target.</p>
PHV.4.49	H4 Paragraph 4.1.1A	<p>The meanwhile use of a site must not result in an unacceptable impact on residential amenity or prevent development sites from being brought forward for development in a timely fashion. Parameters for any meanwhile use, particularly its longevity and associated obligations, should be established from the outset and agreed by all parties.</p>

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PHV.4.50	H4 Paragraph 4.4.3	The time period for meanwhile uses will vary and temporary permission may be renewed with consideration for site circumstances...
PHV.4.51	H5 A	<p>A The strategic target is for 50 per cent of all new homes delivered across London to be genuinely affordable. Specific measures to achieve this aim include:</p> <ol style="list-style-type: none"> 1) requiring residential and mixed-use developments major developments which trigger affordable housing requirements^{41C41H} to provide affordable housing through the threshold approach (<u>Policy H6 Threshold approach to applications</u>) 2) using grant to increase affordable housing delivery beyond the level that would otherwise be provided 3) all affordable housing providers with agreements with the Mayor delivering at least 50 per cent affordable housing across their portfolio development programme, and 60 per cent in the case of strategic partners^{41D41I} 4) public sector land^{41E41J} delivering at least 50 per cent affordable housing on each site and public sector landowners with agreements with the Mayor

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		<p>delivering at least 50 per cent affordable housing across their portfolio across its portfolio</p> <p>5) strategic partners with agreements with the Mayor aiming to deliver at least 60 per cent affordable housing across their portfolio.</p> <p>4A) industrial land appropriate for residential uses in accordance with <u>Policy E7 Industrial intensification, co-location and substitution</u>, delivering at least 50 per cent affordable housing where the scheme would result in a net loss of industrial capacity.</p> <p>41C 41H All major development of 10 or more units triggers an affordable housing requirement. Boroughs may also require affordable housing contributions from minor housing development in accordance with Policy H2A Small sites and small housing developments</p> <p>41D 41I Strategic partners are affordable housing providers who commit to deliver ambitious development programmes through a flexible partnership with the Mayor. Each partnership involves at least 1,000 new housing starts, with at least 60 per cent of them genuinely affordable.</p> <p>41E 41J Separate affordable housing requirements apply to estate regeneration schemes on public sector land, which are set out in Policy H10 Redevelopment loss of existing housing and estate redevelopment regeneration.</p>
PHV.4.52	H5 B	<p>B Affordable housing should be provided on site in order to deliver communities which are inclusive and mixed by tenure and household income, providing choice to a</p>

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		range of Londoners . Affordable housing must only be provided off-site or as a cash in lieu contribution in exceptional circumstances.
PHV.4.53	H5 Paragraph 4.5.1	Delivering more genuinely affordable housing⁴³ is a key strategic issue for London...
PHV.4.54	H5 Paragraph 4.5.2A	Schemes that do not meet this threshold, or require public subsidy to do so, will be required to submit detailed viability information which will be scrutinised and treated transparently...
PHV.4.55	H5 Paragraph 4.5.4A	The Mayor expects all affordable housing providers to deliver as much affordable housing as possible. Affordable housing providers with agreements with the Mayor should deliver at least 50 per cent affordable housing across their development programme, and in the case of strategic partners, 60 per cent. Affordable housing commitments by approved these providers are not planning requirements that can be applied to individual sites as the commitments are only achievable if the affordable housing providers have the flexibility to use their resources strategically to maximise affordable housing provision across London.

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PHV.4.56	H5 Paragraph 4.5.4B	Public sector land represents an opportunity to deliver homes that can meet the needs of London's essential workers who maintain the function and resilience of the city. The Mayor expects that residential proposals on public land should deliver at least 50 per cent affordable housing on each site. Public sector landowners with an agreement with the Mayor may provide 50 per cent affordable housing across a portfolio of sites provided at least 35 per cent affordable housing is provided on each site, with the required affordable housing tenure split on the initial 35 per cent.
PHV.4.57	H5 Paragraph 4.5.4C	Most industrial land fulfils a vital role in supporting London's economy. However, it is occasionally deemed appropriate for residential uses. In these circumstances, there is potential for a significant difference in value between the two uses. The Mayor expects that residential proposals on industrial land should deliver at least 50 per cent affordable housing where the scheme would result in a net loss of industrial capacity.
PHV.4.58	H5 Paragraph 4.5.5	Affordable housing should be delivered on site to help deliver mixed and inclusive communities providing choice to a range of Londoners...
PHV.4.59	H5 Paragraph 4.5.6	Cash in lieu contributions should be used in even more limited circumstances ⁴⁵ , and only where there is detailed evidence to demonstrate that on-site affordable housing delivery is not practical,

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		<p>off-site options have been explored but are not acceptable and that accepting a cash in lieu contribution will not be detrimental to the delivery of mixed and inclusive communities.</p> <p>45 For exceptions see part F of <u>Policy H2A Small sites and small housing developments</u> and <u>Policy H18 Large-scale purpose-built shared living</u></p>
PHV.4.60	H5 Paragraph 4.5.8	<p>... This should either be on an identified site or as part of an agreed programme, in compliance with the statutory tests for use of planning obligations⁴⁶.</p> <p>46 Community Infrastructure Levy Regulations 2010 (SI 2010 No 948), Regulation 122(2). Crown Copyright, 2010: http://www.legislation.gov.uk/ukxi/2010/948/pdfs/ukxi_20100948_en.pdf</p>
PHV.4.61	H6 A	<p>A The threshold approach applies to major development proposals which are capable of delivering more than ten units or which have a combined floor space greater than 1,000 sqm which trigger affordable housing requirements (see paragraph 4.6.14 for exclusions to the threshold approach and 4.6.15 for scheme types with bespoke approaches).</p>
PHV.4.62	H6 B	<p>B The threshold level of affordable housing on gross residential development is initially set at:</p>

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		<p>1) a minimum of 35 per cent; or</p> <p>2) 50 per cent for public sector land where there is no portfolio agreement with the Mayor; or</p> <p>3) 50 per cent for Strategic Industrial Locations, Locally Significant Industrial Sites and other industrial sites Non-Designated Industrial Sites deemed appropriate to release for other residential uses (see in accordance with Policy E7 Industrial intensification, co-location and substitution of land for industry, logistics and services to support London's economic function), where the scheme would result in a net loss of industrial capacity.</p> <p>The 35 per cent threshold will be reviewed in 2021 and if appropriate increased through Supplementary Planning Guidance.</p>
PHV.4.63	H6 C	<p>C To follow the Fast Track Route of the threshold approach, applications must meet all the following criteria:</p> <p>1) meet or exceed the relevant threshold level of affordable housing on site without public subsidy. Where agreed by the borough, small housing developments^{46A} may follow the Fast Track Route where they meet the relevant threshold level off-site or as an in lieu payment^{46B}.</p>

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		<p>2) be consistent with the relevant tenure split (see <u>Policy H7 Affordable housing tenure</u>). Small housing developments may follow the Fast Track Route where the tenure split is to the satisfaction of the borough.</p> <p>3) meet other relevant policy requirements and obligations to the satisfaction of the borough and the Mayor where relevant.</p> <p>4) demonstrate that they have taken account of the strategic 50 per cent target in <u>Policy H5 Delivering affordable housing</u> and have sought grant where required to increase the level of affordable housing beyond 35 per cent.</p> <p>46A Small housing developments are defined in Policy H2 Small sites H2A Small housing developments as schemes providing up to 25 homes</p> <p>46B Small housing development affordable housing requirements provided off-site or as an in-lieu contribution should follow the approach set out in paragraphs 4.5.7 to 4.5.9</p>
PHV.4.64	H6 CA	<p>CA Developments which provide 75 per cent or more affordable housing may follow the Fast Track Route where the tenure mix is acceptable to the borough or the Mayor where relevant.</p>
PHV.4.65	H6 G	<p>G For schemes that were approved under the Fast Track Route, and schemes determined before the threshold approach that would have qualified for the</p>

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		<p>Fast Track Route, any subsequent applications to vary the consent will not be required to submit viability information, providing the resultant development continues to meet the relevant threshold and the criteria in Part C.</p>
PHV.4.66	H6 H	<p>H For schemes where the original permission did not meet the threshold or required tenure split, including schemes determined before the threshold approach that would not have qualified for the Fast Track Route, viability information will be required where an application is submitted to vary the consent and the borough or the Mayor where relevant consider this would materially alter the economic circumstances of the scheme. Such cases will be assessed under the Viability Tested Route.</p>
PHV.4.67	H6 Paragraph 4.6.3	<p>The percentage of affordable housing on a scheme should be measured in habitable rooms^{46C} to ensure that a range of sizes of affordable homes can be delivered, including family-sized homes. Habitable rooms in affordable and market elements of the scheme should be of comparable size when averaged across the whole development. If this is not the case, it may be more appropriate to measure the provision of affordable housing using habitable floorspace^{46D}.</p> <p>46C Habitable room is defined in the Glossary 46D Habitable floorspace is defined in the Glossary</p>

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PHV.4.68	H6 Paragraph 4.6.4	The thresholds set out in this policy have been informed by viability testing. This approach seeks to embed affordable housing requirements into land values and create consistency and certainty across London. The 35 per cent threshold level will be monitored and reviewed in 2021 to determine whether this threshold should be increased. Any changes to the threshold will be consulted on as part of an updated Affordable Housing and Viability SPG or through a focussed review of the London Plan.
PHV.4.69	H6 Paragraph 4.6.5A	... Public sector land also represents an opportunity to deliver homes that can meet the needs of London's essential workers who maintain the function and resilience of the city, such as those working in health, fire, police, transport and support services...
PHV.4.70	H6 Paragraph 4.6.6	Given the difference in values between industrial and residential development, where all residential development proposals that would result in a net loss of industrial floorspace capacity^{46E} on Strategic Industrial Locations, Locally Significant Industrial Sites or other industrial sites are Non-Designated Industrial Sites deemed acceptable for release (see Policy E7 Intensification, co-location and substitution of land for industry, logistics and services to support London's economic function), they are expected to deliver a higher level of provide at least 50 per cent affordable housing to follow the Fast Track Route . If this is not possible, detailed viability evidence will be needed to justify a lower level of affordable housing. Therefore, to follow the Fast Track Route industrial sites will need to meet the 50 per cent threshold.

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		<p>46E Floorspace capacity is defined here as either the existing industrial and warehousing floorspace on site or the potential industrial and warehousing floorspace that could be accommodated on site at a 65 per cent plot ratio, whichever is the greater. For the purposes of Policy H6, this floorspace-based approach applies to sites used for utilities infrastructure or land for transport functions that are no longer required, regardless of the provisions of paragraph 6.4.5A. However, it is recognised that some surplus utilities sites are subject to substantial decontamination, enabling and remediation costs. If it is robustly demonstrated that extraordinary decontamination, enabling or remediation costs must be incurred to bring a surplus utilities site forward for development, then a 35 percent affordable housing threshold could be applied, subject to detailed evidence, including viability evidence, being made available.</p>
PHV.4.71	H6 Paragraph 4.6.8A	<p>In some circumstances it may be impractical or otherwise unsuitable to provide on-site affordable housing with the relevant tenure split on small housing developments (see <u>Policy H2A Small sites and small housing developments</u>). Affordable housing providers may not be willing or able to absorb a small number of affordable homes into their portfolio where servicing and management costs would exceed plausible income from service charges. Servicing and management costs may be reduced where affordable homes are provided in a single affordable tenure.</p>
PHV.4.72	H6	<p>Boroughs may therefore permit small housing developments to access the Fast Track Route where on-site affordable housing is provided in a single affordable housing tenure to</p>

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	Paragraph 4.6.8B	the satisfaction of the borough. Where there is no demand from affordable housing providers for a small number of affordable homes, either where provided as mix of affordable tenures or in a single affordable housing tenure, boroughs may permit small housing developments to access the Fast Track Route where the relevant threshold is met off-site or as an in-lieu payment. Boroughs are encouraged to set out their approach to affordable housing requirements on small housing developments.
PHV.4.73	H6 Paragraph 4.6.8C	To incentivise schemes that are largely or entirely with a high proportion of genuinely affordable housing, schemes that propose 75 per cent or more genuinely affordable housing, consistent with the glossary definition of affordable housing, may be considered under the Fast Track Route whatever the affordable housing tenure mix as long as the tenure and type of home are, where supported by the borough and, where relevant, the Mayor, as being genuinely affordable. This should be determined on a case-by-case basis having regard to the housing need met by the scheme and the level of public subsidy involved.
PHV.4.74	H6 Paragraph 4.6.13	In Opportunity Areas, boroughs may want to consider applying a localised affordable housing threshold for the Fast Track Route or fixed affordable housing requirements. This approach could help provide certainty to developers and land owners and help prevent land price rises based on hope value. Localised affordable housing thresholds, or fixed affordable housing requirements should increase the affordable housing provision beyond 35 per cent where possible. Boroughs may also consider a local approach in terms of tenure mix. The London Plan threshold approach will apply in Opportunity Areas where a local approach has not been progressed.

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PHV.4.75	H6 Paragraph 4.6.14	... applications for schemes that involve the demolition of existing affordable dwellings which should follow the approach set out in <u>Policy H10 Redevelopment Loss of existing housing and estate redevelopment regeneration</u> ...
PHV.4.76	H6 Paragraph 4.6.15	The approach for Build to Rent schemes, where they meet the definition, is set out <u>Policy H13 Build to Rent</u>.
PHV.4.77	H6 Paragraph 4.6.16	Policy H13 Build to Rent , <u>Policy H15 Specialist older persons housing</u> , <u>Policy H17 Purpose-built student accommodation</u> and <u>Policy H18 Large-scale purpose-built shared living</u> set out specific affordable housing approaches in those types of development.
PHV.4.78	H7 A	A The Mayor is committed to delivering genuinely affordable housing. The following split of affordable products should be applied to residential development: 1) a minimum of 30 per cent low cost rented homes, as either London Affordable Rent or Social Rent , allocated according to need and for Londoners on low incomes (Social Rent/ London Affordable Rent)

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		<p>2) a minimum of 30 per cent intermediate products which meet the definition of genuinely affordable housing, including London Living Rent and London Shared ownership</p> <p>3) the remaining 40 per cent to be determined by the relevant borough as low cost rented homes or intermediate products (defined in H7 Part A1 and H7 Part A2) based on identified need, provided they are consistent with the definition of affordable housing.</p> <p>These minimums will be reviewed in 2021, and if necessary, updated through Supplementary Planning Guidance.</p>
PHV.4.79	H7 B	<p>Only schemes delivering the threshold level of affordable housing with a tenure split that meets the requirements set out in part A can follow the Fast Track Route for viability To follow the Fast Track Route the tenure of 35 per cent of homes must meet the requirements set out in Part A. The Fast Track Route is also available to applicants that elect to provide low cost rented homes in place of intermediate homes, provided the relevant threshold level is reached.</p> <p>Where affordable homes are provided above 35 per cent, their tenure is flexible, provided the homes are genuinely affordable (defined in H7 Part A1 and H7 Part A2), and should take into account the need to maximise affordable housing provision, along with any preference of applicants to propose a particular tenure.</p>

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PHV.4.80	H7 Paragraph 4.7.1	As Table 4.3 demonstrates, the The 2017 SHMA shows London's significant need for low cost rental housing, however, the current national funding programme is focused on intermediate products which limits the Mayor's ability to require higher levels of low-cost rented accommodation. The tenure splits set out in <u>Policy H7 Affordable housing tenure</u> provide sufficient flexibility to be tailored to meet local needs as well as ensuring that new development delivers a minimum level of low-cost rented accommodation and intermediate accommodation, contributing to the delivery of mixed and inclusive communities. These minimums in H7A1 and H7A2 will be monitored and reviewed in 2021 and, if necessary, updated through Supplementary Planning Guidance-, taking account of future affordable housing funding agreements.
PHV.4.81	H7 Paragraph 4.7.2	There is a presumption that the 40 per cent to be decided by the borough will focus on Social Rent / and London Affordable Rent given the level of need for this type of tenure across London...
PHV.4.82	Table 4.3	Table 4.3 - 2017 SHMA findings- <i>(Moved down to Policy H12)</i>
PHV.4.83	H7 Paragraph 4.7.3	The Mayor is committed to delivering genuinely affordable housing. Within the broad definition of affordable housing ⁴⁸ , the Mayor's preferred affordable housing tenures are: <ul style="list-style-type: none"> <li data-bbox="618 1299 1895 1331">• Homes based on social rent levels, including Social Rent and London Affordable Rent.

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		48 — See the Glossary for broad definition of affordable housing which is consistent with the 2012 NPPF
PHV.4.84	H7 Paragraph 4.7.4	London Affordable Rent is rent and Social Rent homes are for households on low incomes with where the rent levels are based on social rent levels the formulas in the Social Housing Regulator’s Rent Standard Guidance. The rent levels for Social Rent homes use a capped formula and London Affordable Rent homes are capped at benchmark levels published by the GLA. The NPPF defines affordable rent as up to 80 per cent of market rent, however, to ensure rents in London are genuinely affordable, the Mayor expects rents charged for homes let for London Affordable Rent to be set at benchmarks substantially below this level, based on traditional social rents. Rents for both are significantly less than 80 per cent of market rents, which is the maximum for Affordable Rent permitted in the NPPF. More detail is contained within the Mayor’s Homes for Londoners Affordable Homes Programme 2016-21 funding guidance. These homes will be allocated in accordance with need (based on the borough’s allocations policy).
PHV.4.85	H7 Paragraph 4.7.5	... As London Living Rent can be a step to homeownership, it can be considered as an affordable homeownership product ⁴⁹ . ⁴⁹ Further details on LLR can be found in the London Housing Strategy, draft for public consultation.

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PHV.4.86	H7 Paragraph 4.7.7	<p>Other affordable housing products may be acceptable if, as well as meeting the broad definition of affordable housing, they also meet the draft London Housing Strategy⁵⁰ definition of genuinely affordable housing and are considered by the borough to be genuinely affordable.</p> <p>⁵⁰ Mayor of London, September 2017 2018, London Housing Strategy, draft for public consultation :https://www.london.gov.uk/sites/default/files/2018_lhs_london_housing_strategy.pdf</p>
PHV.4.87	H7 Paragraph 4.7.8	<p>... The caps will be reviewed and updated where necessary in the Annual Monitoring Report. For London Living Rent – please refer to the rent setting guidance provided on the GLA website.</p>
PHV.4.88	H7 Paragraph 4.7.11	<p>To follow the Fast Track Route, the threshold level of affordable housing tenure of 35 per cent of homes must adhere to the tenure split set out in <u>Policy H7 Affordable housing tenure</u>. Where a scheme is delivering more than the threshold 35 per cent, the tenure of the additional affordable housing (above the threshold) is flexible and should be agreed between the borough, Registered Provider and applicant take into account the need to maximise affordable housing provision along with any preference of applicants to propose a particular tenure.</p>
PHV.4.89	H7	<p>To incentivise schemes that are largely or entirely affordable housing, schemes that propose 75 per cent or more affordable housing, consistent with the glossary definition of affordable housing, may be considered under the Fast Track Route whatever the affordable</p>

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	Paragraph 4.7.13	housing tenure mix as long as the tenure and type of home are supported by the borough and, where relevant, the Mayor, as being genuinely affordable. This should be determined on a case-by-case basis having regard to the housing need met by the scheme and the level of public subsidy involved.
PHV.4.90	H8 A	A Boroughs are required to have clear monitoring processes to ensure that the affordable housing secured on or off site is delivered and recorded in line with the Section 106 agreement.
PHV.4.91	H9 B	B In the limited circumstance where a borough feels the credit should be applied, boroughs are advised to consider applying the credit only where all of the following criteria are met: ... 3) the site is not protected for alternative land use
PHV.4.92	H9 C	C To demonstrate that a building has not been made vacant for the sole purpose of redevelopment, an applicant will be required to demonstrate that it has been vacant for a continuous period of at least five years before the application was submitted and will also be required to provide evidence that the site has been actively

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		marketed for at least two of those five years at realistic prices on realistic terms reflecting market value. These requirements should not apply to heritage buildings on the At Risk register where prolonged vacancy may damage the building.
PHV.4.93	H9 Paragraph 4.9.3	It should be noted that if an applicant is claiming that the scheme qualifies for VBC, it cannot also claim the vacant buildings are 'in-use' for the purpose of calculating liability for the Community Infrastructure Levy relief through the vacancy test.
PHV.4.94	Policy H10 Title	Policy H10 Redevelopment Loss of existing housing and estate regeneration redevelopment
PHV.4.95	H10 A	A Loss of existing housing is generally only acceptable where the housing is should be replaced by new housing at existing or higher densities with at least the equivalent level of overall floorspace. This includes the loss
PHV.4.96	H10 AA	AA Loss of hostels, staff accommodation, and shared and supported accommodation that meet an identified housing need, unless the existing floorspace is should be satisfactorily re-provided to an equivalent or better standard.
PHV.4.97	H10 AB	<u>Demolition and replacement of affordable housing</u>

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		<p>AB Before considering the demolition and replacement of affordable homes, boroughs, housing associations and their partners should always consider alternative options first. They should balance the potential benefits of demolition and rebuilding of homes against the wider social and environmental impacts and consider the availability of Mayoral funding and any conditions attached to that funding.</p>
PHV.4.98	H10 B	<p>B Where less Less Demolition of existing affordable housing, including where it is part of an estate redevelopment programme, is proposed, it should not be permitted unless it is replaced by an equivalent amount of affordable housing floorspace or better quality accommodation, providing at least an equivalent level of affordable housing floorspace on an identical or equivalent basis^{50A}, and generally should produce an uplift in affordable housing provision. Affordable housing that is replacing social rent housing must be provided as social rent housing where it is facilitating a right of return for existing tenants. Where affordable housing that is replacing social rent housing is not facilitating a right of return, it may be provided as either social rent or London Affordable Rent housing. Replacement affordable housing should be integrated into the development to ensure mixed and inclusive communities.</p> <p>50A—Affordable housing floorspace must be replaced on an identical basis where a tenant has a right to return. Where there is no right of return affordable housing must be replaced on an identical or equivalent basis. I.e. Social rented floorspace may be replaced with social rented floorspace or by general needs rented accommodation with rents at levels based on that which has been lost</p>

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PHV.4.99	H10 BA	<p>BA All such schemes development proposals that include the demolition and replacement of affordable housing are required to follow the Viability Tested Route and should seek to produce provide an uplift in affordable housing provision where viable in addition to the replacement affordable housing floorspace (see <u>Policy H6 Threshold approach to applications</u>).</p>
PHV.4.100	H10 C	<p>C For estate regeneration schemes the existing affordable housing floorspace should be replaced on an equivalent basis i.e. where social rented floorspace is lost, it should be replaced by general needs rented accommodation with rents at levels based on that which has been lost, and the delivery of additional affordable housing should be maximised. All schemes should follow the Viability Tested Route (see <u>Policy H6 Threshold approach to applications</u>).</p>
PHV.4.101	H10 Paragraph 4.10.1	<p>It is important that existing homes of all tenures are well-maintained and are of good quality as these will continue to house the majority of Londoners. However, the regeneration the redevelopment and intensification of London's existing housing areas has been played, and will continue to be play, a key part of an important role in the evolution of London, and critical to meeting its housing needs. It is important that existing homes of all tenures are well-maintained and are of good quality as these will continue to be the bulk of London's housing stock⁵⁴. The</p>

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		<p>benefits of development proposals that involve the demolition and replacement of existing homes should be balanced against any potential harm.</p> <p>51 The Mayor's latest Housing Strategy can be found at https://www.london.gov.uk/what-we-do/housing-and-land</p>
PHV.4.102	H10 Paragraph 4.10.2	<p>The aims of estate regeneration project will typically fall into three broad categories. These are:</p> <ul style="list-style-type: none"> • maintaining good quality homes • maintaining safe and good quality homes • improving the social, economic and physical environment in which homes are located. • increasing the overall supply of new and affordable homes; and • delivering safe and better quality homes for local people; and • improving the quality of the local environment, through a better public realm and provision of social infrastructure (e.g. schools, parks, or community centres).

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PHV.4.103	H10 Paragraph 4.10.3	<p>In some cases, regeneration will include the loss and replacement of homes and it is important that any such scheme is delivered with existing and new residents and communities in mind. This is particularly pertinent for estate regeneration, and any proposals for such schemes should take account of the requirements of the Mayor's Good Practice Guide to Estate Regeneration (2018).</p> <p>Parts AB, B and BA of this policy concern the redevelopment of social housing estates. This will generally occur as part of a wider process of estate regeneration, some elements of which fall beyond the remit of the London Plan. The Mayor's Good Practice Guide to Estate Regeneration provides detailed guidance for assessing appropriate approaches to estate regeneration. In particular, only once the objectives of an estate regeneration scheme have been formulated in consultation with residents, should the physical interventions required to achieve them be considered. The approach taken will differ from project to project, depending on factors that include: the existing characteristics and quality of an estate; the financial resources available; any regeneration or redevelopment plans that affect the wider area; and the wishes of residents and other stakeholders.</p>
PHV.4.104	H10 Paragraph 4.10.3A	<p>The range of physical interventions that may be required to support the delivery of estate regeneration projects include: repairs to, and refurbishment of, existing homes; building new homes on 'infill' sites; and demolition and redevelopment. Different schemes will require different interventions, or a combination of some or all of the above – there is no 'one size fits all' approach. In the Good Practice Guide, the Mayor is clear that when considering options to deliver estate regeneration projects, boroughs, housing associations and their partners should always consider alternative options to demolition</p>

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		<p>first. They should balance the potential benefits of demolishing and rebuilding homes against the wider social and environmental impacts of this option.</p>
PHV.4.105	H10 Paragraph 4.10.3B	<p>In some cases, regeneration will include the loss and replacement of homes and Regardless of whether an estate regeneration project includes the demolition and replacement of affordable homes, it is important that any all such schemes is are delivered with existing and new residents and communities in mind. This is particularly pertinent for estate regeneration, and any All proposals for such schemes should take account of the requirements of the Mayor's Good Practice Guide to Estate Regeneration (2018) and the requirement for a ballot of residents when accessing Mayoral funding for schemes that involve demolition.</p>
PHV.4.106	H10 Paragraph 4.10.4	<p>It is important to ensure that estate Estate regeneration does not lead to the loss of that involves the loss and replacement of affordable housing and that it delivers should deliver an uplift in affordable housing is delivered wherever possible. Therefore, all such estate regeneration schemes should must go through the Viability Tested Route to demonstrate they have and maximised the delivery of any additional affordable housing. For the purposes of this policy, existing affordable housing floorspace includes both occupied and vacant floorspace regardless of the current condition of the stock.</p>
PHV.4.107	H10	<p>Where a borough an affordable housing provider is redeveloping an estate as part of a wider programme then it may be possible to re-provide a different mix of affordable housing on the estate (taking account of the wishes of people who want to return to the</p>

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	Paragraph 4.10.5	estate) if the overall level of provision is maintained across the programme and where the approach is acceptable to the borough and, where relevant, the Mayor, (further guidance is provided in the Affordable Housing and Viability SPG). Where this is proposed, The Mayor will closely scrutinise proposals and will only agree to them where he is certain that the housing is being genuinely re-provided and that no better option is available. Given the impact of estate regeneration schemes on existing residents, it is particularly important that information about the viability of schemes is available to the public even where a high level of affordable housing is being delivered.
PHV.4.108	H11 A	A Boroughs should promote efficient use of existing housing stock by using all the tools available to reduce the number of vacant and under-occupied dwellings.
PHV.4.109	H11 B	B The Mayor will support boroughs with identified issues of new homes being left empty, sometimes known as 'buy to leave' properties, to put in place mechanisms which seek to ensure stock is new homes are occupied.
PHV.4.110	H11 C	C Boroughs should take account of the impact on the housing stock and local housing need when considering of applications for homes to be used as a change of use from housing to short stay holiday rentals accommodation to be used for more than 90 days a year.

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PHV.4.111	H11 CA	CA Boroughs should take account of the role of houses in multiple occupation (HMOs) in meeting local and strategic housing needs. Where they are of a reasonable standard they should generally be protected.
PHV.4.112	H11 Paragraph 4.11.1	... While the numbers of long-term vacant properties in London has decreased significantly and is now below one per cent of the housing stock ⁵² , to make best use of existing stock, where vacant properties are identified, local authorities should investigate why the units are vacant and where possible seek to bring them back into use. Boroughs should levy the council tax empty homes premium to incentivise occupation of vacant properties. Boroughs are encouraged to use all the tools at their disposal such as Empty Dwelling Management Orders to bring long-term vacant stock back into use as affordable housing. Boroughs should also ensure a range of new homes are provided that meet the needs of those who wish to downsize, and tenants in affordable homes are supported to downsize where they wish to do so.
PHV.4.113	H11 Paragraph 4.11.1A	A recent phenomenon in some parts of London has seen a proportion of new homes being purchased by investors who rely solely on capital appreciation for their returns. New homes purchased for this purpose are sometimes known as ‘buy to leave’. Although GLA evidence suggests this practice is not particularly widespread, where it does happen it reduces the amount of new housing stock being occupied by households in need. Where the practice is widespread in a new building it can also negatively affect the provision of services to tenants.

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PHV.4.114	H11 Paragraph 4.11.2	<p>In addition, the use of dwellings as short-term holiday rentals can have a significant impact on the supply of homes in an area that are available for people to live in. Homes should not be It is unlawful for homes in greater London to be used as short-term holiday rented accommodation for a cumulative period of more than 90 days a year without seeking planning permission^{52A}. The use of dwellings as short-term holiday rentals can have a detrimental impact on neighbours' residential amenity and community cohesion in the wider area where concentrated in a particular location. The use also reduces the supply of homes available for people to live in.</p> <p>52A Pursuant to the Deregulation Act 2015 (Sections 44 and 45: Short-term use of London accommodation: relaxation of restrictions and power to relax restrictions.) http://www.legislation.gov.uk/ukpga/2015/20/pdfs/ukpga_20150020_en.pdf</p>
PHV.4.115	H11 Paragraph 4.11.2A	Houses in multiple occupation (HMOs) are an important part of London's housing offer, reducing pressure on other elements of the housing stock. Their quality can, however, give rise to concern...
PHV.4.116	H12 A	A Schemes should generally consist of a range of unit sizes. To determine the appropriate mix of unit sizes in relation to the number of bedrooms for a scheme, applicants and decision-makers should have regard to:

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		<p>1) evidence of need, including robust local evidence of need where available, or where this is not available, and the range of housing need and demand identified by the 2017 London Strategic Housing Market Assessment and, where relevant, local assessments, where available, by evidence of local needs</p> <p>...</p> <p>6) the nature and location of the site, with a higher proportion of one and two bed units generally more appropriate in more central or urban locations which are closer to a town centre or station or with higher public transport access and connectivity</p> <p>...</p> <p>8) the ability of new development to reduce pressure on conversion and, sub-division and amalgamation of existing stock</p> <p>...</p> <p>10) the potential for custom-build and community-led housing schemes</p>
PHV.4.117	H12 B	B — Generally, schemes consisting mainly of one-person units and/or one-bedroom units should be resisted.

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PHV.4.118	H12 C	C Boroughs should not set prescriptive area-wide dwelling size mix requirements (in terms of number of bedrooms) for market and intermediate homes.
PHV.4.119	H12 D	<p>D For low cost rent, boroughs should provide guidance on the size of units required (by number of bedrooms) to ensure affordable housing meets identified needs. This guidance should take account of:</p> <p>1A) evidence of local housing needs, including the local housing register and the numbers and types of overcrowded and under-occupying households</p> <p>1) other the criteria set out in Part A, including the strategic and local requirement for 2) — the local and strategic need for affordable family accommodation</p> <p>3) — local issues of overcrowding</p> <p>...</p>
PHV.4.120	H12 Paragraph 4.12.1	The 2017 London Strategic Housing Market Assessment (SHMA) estimated the unit size mix of new homes required to meet London’s current and projected housing needs using two three different scenarios, the results of which are set out in Tables 1 and 15 of the SHMA report addendum. The main factors influencing this size mix include the projected growth

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		<p>in different household types, assumptions about under-occupation, and the substantial number of overcrowded households in London, whose needs can be addressed by providing family-sized homes but also smaller homes for concealed households to move into. Table 4.3 shows the mix of homes identified in the London 2017 Strategic Housing Market Assessment. Boroughs can draw on the scenarios in the SHMA to understand housing mix requirements or to inform local assessments. While the SHMA identifies the full range of needs between 2016 and 2041, boroughs may wish to prioritise meeting the most urgent needs earlier in the Plan period, which may mean prioritising low-cost rented units of particular sizes.</p>
PHV.4.121	Table 4.3	<p>Table 4.3 - 2017 SHMA findings (Moved down from Policy H7)</p>
PHV.4.122	H12 Paragraph 4.12.2	<p>.... Such policies are inflexible, often not implemented effectively and generally do not reflect the optimum mix for a site taking account of all the factors set out in Part A of <u>Policy H12 Housing size mix</u>. Moreover, they do not necessarily meet the identified need for which they are being required; for example, larger market units are often required by boroughs in order to meet the needs of families but many such units are instead occupied by sharers. In addition, local and strategic housing need figures for market homes will be heavily influenced by the assumptions made in the assessment about the level of under-occupation in the private sector. However, boroughs may set out the preferred housing size mix (for all tenures) as part of a site allocation, ensuring that the housing size mix is determined in accordance with Policy H12 Parts A and D.</p>

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PHV.4.123	H12 Paragraph 4.12.3	Family units have historically been considered to be those consisting of three or more bedrooms. However, as many families do live in two-bedroom units this should be taken into account when assessing the needs that different sized units can meet (in terms of bedrooms) and the design and approach to management of a development both for market and affordable housing.
PHV.4.124	H12 Paragraph 4.12.4	Well-designed one- and two- bedroom units in suitable locations can also attract those wanting to downsize from their existing homes, and this ability to free up existing family stock should be considered when assessing the unit mix of a new build development.
PHV.4.125	H12 Paragraph 4.12.5	While One-bedroom units play a very important role in meeting housing need, and provision in new developments can help reduce the pressure to convert and subdivide existing larger homes, However, one-person and one-bed units are the least flexible unit type so schemes should generally consist of a range of unit sizes . Thus, unless supported by the borough as meeting an identified need, schemes consisting of over 10 units which mainly comprise of one-person/one-bed units should be avoided to ensure that there is a mix of unit sizes. Specific guidance on large-scale purpose-built shared living schemes can be found in <u>Policy H18 Large-scale purpose-built shared living</u>.
PHV.4.126	H12	As part of their housing strategy functions, local authorities are required to have an understanding of housing needs in their area (for example, as set out in a Strategic Housing Market Assessment) and this, along with their local Housing Register, will provide the evidence for the

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	Paragraph 4.12.6	size of affordable low-cost rented homes (in terms of number of bedrooms) required to meet identified need...
PHV.4.127	H12 Paragraph 4.12.6A	The impact of this policy on the mix of homes in terms of numbers of bedrooms approved across London will be carefully monitored and assessed as part of the Annual Monitoring Report process. This will highlight any adverse impacts and identify if any revisions are necessary to the policy.
PHV.4.128	H12 Paragraph 4.12.7	Houses in multiple occupation (HMOs) are an important part of London's housing offer, reducing pressure on other elements of the housing stock. Their quality can, however, give rise to concern. Where they are of a reasonable standard they should generally be protected and the net effects of any loss should be reflected in Annual Monitoring Reports. In considering proposals which might constrain this provision, including Article 4 Directions affecting changes between Use Classes C3 and C4, boroughs should take into account the strategic as well as local importance of HMOs.
PHV.4.129	H13 A	A To recognise that the Build to Rent development model differs from a traditional for sale scheme and the potential role it can play in accelerating delivery, where Where a development meets the criteria set out below in H13 Part B , the affordable housing offer can be solely Discounted Market Rent (DMR) at a genuinely affordable rent, preferably London Living Rent level. Affordable housing DMR homes should must be secured in perpetuity.

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PHV.4.130	H13 B	<p>B To qualify as a Build to Rent scheme within the context of this policy, all the following criteria must be met:</p> <p>...</p> <p>3) a clawback mechanism is in place to recoup additional affordable housing contributions in the event of the covenant being broken that ensures there is no financial incentive to break the covenant</p> <p>...</p> <p>5) there is unified ownership and unified management of the development private and Discount Market Rent elements of the scheme</p> <p>...</p> <p>7) the scheme offers rent and service charge certainty for the period of the tenancy, the basis of which should be made clear to the tenant before a tenancy agreement is signed, including any annual increases which should always be formula-linked</p> <p>...</p>

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PHV.4.131	H13 C	<p>C For Build to Rent schemes to To follow the Fast Track Route they, Build to Rent schemes must deliver at least 35 per cent affordable housing, or 50 per cent where the development is on public sector land or industrial land appropriate for residential uses in accordance with <u>Policy E7 Industrial intensification, co-location and substitution.</u> of which The Mayor expects at least 30 per cent should be of DMR homes to be provided at an equivalent rent to London Living Rent Level, with the remainder being at a range of discounts below market rent to be agreed with the borough and/or the Mayor where relevant remaining 70 per cent at a range of genuinely affordable rents^{54A}. Schemes must also meet all other requirements of Part C of <u>Policy H6 Threshold approach to applications.</u> This threshold and affordable housing tenure split, will be reviewed and if necessary updated in 2021, through Supplementary Planning Guidance.</p> <p>54A Boroughs may publish guidance setting out the proportion of DMR homes to be provided at different rental levels to benefit from the Fast Track Route. In setting local DMR requirements boroughs should have regard to the relationship between the level of discount required and the viability of achieving the relevant threshold level.</p>
PHV.4.132	H13	<p>The planning system Boroughs should take a positive approach to the Build to Rent sector to enable it to better contribute to the delivery of new homes...</p>

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	Paragraph 4.13.1	
PHV.4.133	H13 Paragraph 4.13.4	The Mayor's strong preference is for DMR homes to be let at London Living Rent level, to ensure city-wide consistency in approach. Unlike other DMR products, London Living Rent has an advantage in that it has a London-wide electoral mandate, can be consistently understood and applied across London, can earn the public's trust as being genuinely affordable, and will be backed by the GLA who will uprate it every year. DMR should be allocated according to intermediate eligibility criteria, which can include locally defined eligibility criteria. Where the borough has an intermediate or DMR waiting list they should agree with the applicant a process for providing priority access to the DMR units for those on the waiting list.
PHV.4.134	H13 Paragraph 4.13.6	To follow the Fast Track Route schemes should provide the threshold level of DMR homes with at least 30 per cent of the affordable housing must be let at London Living Rent levels. The remainder should be provided at a range of genuinely affordable discounts below market rent based on local need to be agreed with the borough and Mayor where relevant, for example with half of remaining units at 50 per cent and half at 70 per cent of market rents. The thresholds and required discounts to market rent will be reviewed and if necessary updated in 2021 through Supplementary Planning Guidance.
PHV.4.135	H13	Proposals that do not provide 35 per cent affordable housing at the required discount to market rents, or 50 per cent on public sector land, or 50 per cent on industrial land appropriate for

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	Paragraph 4.13.7	residential uses in accordance with <u>Policy E7 Industrial intensification, co-location and substitution</u> where the scheme would result in a net loss of industrial capacity , or that do not meet the criteria of Part C of <u>Policy H6 Threshold approach to applications</u> will be subject to the Viability Tested Route under Part E of <u>Policy H6 Threshold approach to applications</u> .
PHV.4.136	H13 Paragraph 4.13.9A	Where justified in a Development Plan, boroughs can require a proportion of affordable housing as low cost rent (social rent or London Affordable Rent see 4.7.4) on Build to Rent schemes in accordance with Policy H7 A. Low cost rent homes must be managed by a registered provider. The low cost rent affordable housing would contribute towards the relevant threshold required to meet the fast track route, as set out in paragraph 4.13.6. DMR is an intermediate product and is managed and allocated as such, therefore it is not appropriate to seek DMR at or close to social rent levels.
PHV.4.137	H13 Paragraph 4.13.12	Further support for Build to Rent can be given by boroughs through: ... • supporting institutional investment on public sector land, including exploring the use of joint ventures or deferred receipts.
PHV.4.138	H14 A	A The delivery, retention and refurbishment of supported and specialised housing which meets an identified need should be supported. The form this takes will vary,

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		<p>and it should be designed to satisfy the requirements of the specific use or group it is intended for, whilst providing options within the accommodation offer for the diversity of London's population, including disabled Londoners (see <u>Policy D5 Accessible housing</u>) within a wider inclusive community setting. Supported and specialised accommodation could include:</p> <ol style="list-style-type: none"> 1) move-on accommodation for people leaving hostels, refuges and other supported housing, as well as care leavers and people leaving prison to enable them to live independently 2) accommodation for young people with support needs
PHV.4.139	H14 Paragraph 4.14.1	<p>Boroughs should undertake assessments of the need for short and long-term, medium-term and permanent needs for supported and specialised accommodation within their borough. Existing accommodation options available within boroughs should be audited identifying any shortages in capacity or potential extra capacity within schemes, as well as accommodation in need of refurbishment. Boroughs should then use this information to plan to meet identified need, working with relevant authorities, such as children's and adult services, the NHS and relevant charities. For some groups, need may be best assessed and met on a multi-borough or pan-London basis.</p>

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PHV.4.140	H14 Paragraph 4.14.2	Supported and specialised accommodation can include accommodation that incorporates support for a particular group, sometimes until they are ready to move on. This could potentially be in a hostel setting and is likely to include some communal facilities, but it does not include visitor accommodation.
PHV.4.141	H15 A	<p>A</p> <p>Boroughs should work positively and collaboratively with providers to identify sites which may be suitable for specialist older persons housing taking account of:</p> <ol style="list-style-type: none"> 1) local and strategic housing needs information including data on the local type and tenure of demand, and the indicative benchmarks set out in Table 4.4 2) the need for sites to be well-connected in terms of contributing to an inclusive neighbourhood, access to relevant facilities, social infrastructure, health care and public transport facilities are well served by public transport <p>...</p>
PHV.4.142	H15 B	<p>B</p> <p>Specialist older persons housing (Use Class C3) provision should deliver:</p>
PHV.4.143	H15 C	<p>C — Sheltered accommodation and extra care accommodation is considered as being in Use Class C3. Residential nursing care accommodation (including end of life/ hospice care and dementia care home.</p>

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PHV.4.144	H15 Paragraph 4.15.3	<p>In some circumstances, older people may choose to seek alternative, more tailored specialist accommodation. There is a range of specialist accommodation options providing a different offer and level of care. and the following definitions should be applied in London:</p> <ul style="list-style-type: none"> • sheltered accommodation and extra care accommodation should be considered as C3 housing: • sheltered accommodation (also referred to as supported housing) is self-contained accommodation specifically designed and managed for older people (minimum age of 55 years) who require no or a low level of support. Schemes normally include additional communal facilities such as a residents' lounge and a scheme manager, warden or personal alarm/telecare system • extra care accommodation (also referred to as assisted living, close care, or continuing care housing) is self-contained residential accommodation and associated facilities, designed and managed to meet the needs and aspirations of older people, and which provides 24-hour access to emergency support. A range of facilities are normally available such as a residents' lounge, laundry room, a restaurant or meal provision facilities, classes, and a base for health care workers. Domiciliary care will be available to varying levels, either as part of the accommodation package or as additional services which can be purchased if required • residential nursing care accommodation (including end of life/ hospice care, nursing care units and dementia care home accommodation) should be considered as C2 as it provides non-self-contained residential

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		<p>accommodation for people who require for whom additional personal or nursing care is essential. Rooms may be private or shared and may provide an ensuite bathroom. Communal facilities are likely to include a dining room and residents' lounge, with meals and personal services routinely provided to all residents. Personal or nursing care is a critical part of the accommodation package at residential/nursing care accommodation. Care homes are unlikely to provide more than 80 bed spaces in total.</p>
PHV.4.145	H15 Paragraph 4.15.3A	<p>This policy contains requirements for 'specialist older person housing'. It does not apply to accommodation that has the following attributes, which is considered 'care home accommodation':</p> <ul style="list-style-type: none"> • personal care and accommodation are provided together as a package with no clear separation between the two • the person using the service cannot choose to receive personal care from another provider • people using the service do not hold occupancy agreements such as tenancy agreements, licensing agreements, licences to occupy premises, or leasehold agreements or a freehold • likely CQC-regulated activity 57A will be 'accommodation for persons who require nursing or personal care

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		<p>57A Care Quality Commission, Housing with care guidance on regulated activities for providers of supported living and extra care housing, October 2015</p>
PHV.4.146	H15 Paragraph 4.15.3B	<p>Specialist older persons housing covered by the requirements of this policy has the following attributes:</p> <ul style="list-style-type: none"> • there are separate contracts/ agreements in place for the personal care and accommodation elements • residents have a choice as to who provides their personal care • housing is occupied under a long lease or freehold, or a tenancy agreement, licensing agreement, license to occupy premises or a leasehold agreement • housing provided is specifically designed and managed for older people (minimum age of 55 years) • likely CQC-regulated activity^{57B} will be ‘personal care <p>57B Care Quality Commission, Housing with care guidance on regulated activities for providers of supported living and extra care housing, October 2015</p>

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PHV.4.147	H15 Paragraph 4.15.3C	Where a development does not meet the attributes of ‘specialist older persons housing’ or the attributes of ‘care home accommodation’ as above, then the general housing policies in the Plan apply.
PHV.4.148	H15 Paragraph 4.15.4	Research ⁵⁸ has identified a total potential demand in London across all tenures for just over 4,000 specialist older persons units a year between 2017 and 2029. Table 4.4 provides these requirements as annual borough indicative benchmarks for specialist older persons housing (C3) 2017-2029.
PHV.4.149	H15 Paragraph 4.15.7	The fast track route for affordable housing delivery is available for specialist older persons housing providers. Where an application does not meet the requirements set out in Part C of Policy H6 Threshold approach to applications it must follow the Viability Tested Route. Specialist older persons accommodation housing (C3) should provide affordable housing in line with Policy H5 Delivering affordable housing and Policy H6 Threshold approach to applications. However, the tenure split requirements for specialist older persons accommodation housing may differ to those set out in <u>Policy H7 Affordable housing tenure</u> . Where they do, they should be clearly set out in local Development Plan Documents or supplementary guidance . Specific tenure flexibility for small sites housing developments is provided in Policy H2A Small sites and small housing developments and Policy H6 Affordable housing tenure. Schemes meeting the threshold set out in Policy H6 Threshold approach to applications will be considered

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		under the Fast Track Route, but developments not delivering this will be subject to the Viability Tested Route.
PHV.4.150	H15 Paragraph 4.15.8	Specialist older persons housing developments should also provide a suitable level of safe storage and charging facilities for residents' mobility scooters, to prevent them from being stored the storage of these in communal corridors or spaces which are not designed or suitable for this purpose.
PHV.4.151	Table 4.4	Table 4.4 - Annual borough benchmarks for specialist older persons housing (C3) 2017-2029
PHV.4.152	H15 Paragraph 4.15.10	Residential or nursing care accommodation (C2) is an important element of the suite of accommodation options for older Londoners and this should be recognised by boroughs and applicants...
PHV.4.153	H16 A	A Boroughs should plan to meet the identified need for permanent Gypsy and Traveller pitches and must include ten-year pitch targets in their Development Plan documents.
PHV.4.154	H16 B	B As of the start of this Plan period, boroughs should use the following definition of 'Gypsies and Travellers' as a basis for assessing need:

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		<p>People with a cultural tradition of nomadism, a nomadic habit of life, or living in a caravan, whatever their race or origin, including:</p> <p>...</p>
PHV.4.155	H16 C	<p>C Boroughs that have not undertaken needs assessment since 2008 should identify need by either:</p> <ol style="list-style-type: none"> 1) undertake-undertaking a Gypsy and Traveller accommodation needs assessment within the first two years of this Plan period (based on the definition set out above) using on the definition for Gypsies and Travellers set out above; or 2) use the midpoint figure of need for Gypsy and Traveller accommodation provided in Table 3 4.4A as identified need for pitches of GLA Gypsy and Traveller Accommodation Topic Paper 2017 as identified need for pitches (over the next 10 years) until a needs assessment is undertaken as part of their Development Plan review process.
PHV.4.156	H16 E	<p>E Boroughs should undertake an audit of existing local authority provided Gypsy and Traveller pitches and sites and pitches, working with residents occupying these, identifying:</p>

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		<p>...</p> <p>3) pitches in need of refurbishment and/ or provision of enhanced infrastructure (including utilities, open space and landscaping).</p> <p>Boroughs should plan to address issues identified in the audits.</p>
PHV.4.157	H16 F	<p>F Boroughs should actively plan to protect existing Gypsy and Traveller accommodation and Travelling Showpeople or circus people pitch or plot capacity, and this should be taken into account when considering new residential developments to ensure inclusive, balanced and cohesive communities are created.</p>
PHV.4.158	H16 Paragraph 4.16.2	<p>In this Plan, the Mayor has adopted a new definition for Gypsies and Travellers. This is due to concerns that the existing Government planning definition does not recognise many Gypsies and Travellers, for example:</p> <ul style="list-style-type: none"> • ... • due to their own or their family's or dependants' educational or health needs or old age. This is most likely to affect Gypsies and Travellers who face multiple and intersecting inequalities (for example older people, disabled Gypsies and Travellers, women and single mothers-parents).

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PHV.4.159	H16 Paragraph 4.16.4	This often results in Gypsies and Travellers not being recognised or counted in needs assessments , with many needs assessments identifying zero need. This has a direct impact on the housing accommodation options available to Gypsies and Travellers, their ability to retain their cultural status and identity, and can lead to greater inequalities in terms of access to safe and secure accommodation, health care and education.
PHV.4.160	H16 Paragraph 4.16.5A	It is acknowledged that, in addition to permanent sites, suitable short-term sites are an important component of the suite of accommodation for Gypsies and Travellers. Research is currently underway to understand how a ‘negotiated stopping’ approach could work in London as a way of minimising the number of unauthorised encampments.
PHV.4.161	H16 Paragraph 4.16.8	To assist boroughs in meeting identified need, Mayoral funding will be available through the Homes for Londoners 2016-21 Affordable Homes Programme for the provision of new pitches, on a single or multi-borough basis, and for refurbishment of existing pitches identified via an audit of existing pitches.
PHV.4.162	H16 Paragraph 4.16.8A	Where new Gypsy and Traveller pitches are proposed, the pitch and site layouts and the design of service blocks should be accessible and adaptable to ensure they are suitable for a range of users including disabled and older people, and families with young children.

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PHV.4.163	H16 Paragraph 4.16.9	If existing Gypsy and Traveller pitches or Travelling Showpeople's or circus people's sites or plots have to be re-located or re-provided within a borough, the new provision should take into account existing family or community groupings and avoid splitting these up wherever possible. The community Residents occupying pitches, sites or plots should be involved in the planning of any unavoidable re-locations to ensure satisfactory solutions are achieved, and replacement accommodation should be secured before relocation takes place.
PHV.4.164	H16 Paragraph 4.16.9A	The requirements of H16 are in addition to the duties under Section 124 of the Housing and Planning Act 2016, which require local housing authorities to consider the needs of people residing in or resorting to their district with respect to the provision of both sites on which caravans can be stationed, or places on inland waterways where houseboats can be moored.
PHV.4.165	H16 Paragraph 4.16.10	Where new pitches are proposed, the pitch and site layouts and the design of service blocks should be accessible and adaptable to ensure they are suitable for a range of users including disabled and older people, and families with young children.
PHV.4.166	Table 4.4A	Table 4.4A Need for Gypsy and Traveller pitches from London Boroughs' Gypsy and Traveller Accommodation Needs Assessment March 2008^{59A}, midpoint need figure 2007-2017.

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		<p>59A The Fordham research report can be found at https://www.london.gov.uk/what-we-do/planning/london-plan/london-plan-technical-and-research-reports</p>
PHV.4.167	H17 A	<p>A</p> <p>Boroughs should seek to ensure that local and strategic need for purpose-built student accommodation is addressed, provided that:</p> <p>...</p> <p>2) the use of the accommodation is secured for students^{59B}</p> <p>3) the accommodation is secured through a nomination agreement for occupation by students members of one or more specified higher education provider^{59C} institutions</p> <p>4) at least 35 per cent of the maximum level of accommodation is secured as affordable student accommodation as defined through the London Plan and associated guidance,</p> <p>a) to follow the Fast Track Route, at least 35 per cent of the accommodation must be secured as affordable student accommodation or 50 per cent where the development is on public land or industrial land appropriate for residential uses in accordance with <u>Policy E7 Industrial intensification, co-location and substitution</u></p>

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		<p data-bbox="770 443 2000 560">b) where the requirements of 4a above are not met, applications must follow the Viability Tested Route set out in <u>Policy H6 E Threshold approach to applications.</u></p> <p data-bbox="622 608 1933 679">59B For the implementation of this policy a student is a person following a course in higher education as recognised by the Office for Students.</p> <p data-bbox="622 727 2000 1225">59C A higher education provider is defined as an education institution that provides a designated course that has been approved by the Department for Education for higher education study which allows the student to apply for government-financed student loans. Higher education study is at qualification Level 4 or above (i.e. above A-level or equivalent). Further information on qualification levels can be found here: https://www.gov.uk/what-different-qualification-levels-mean/list-of-qualification-levels. The Office for Students provides a register listing all the English higher education providers that it officially recognises, which can be found here www.officeforstudents.org.uk/advice-and-guidance/the-register/the-ofs-register/. This register can be used to determine if a higher education provider deliver designated courses and thus satisfies the above definition. Further advice on higher education providers and designated courses can be obtained by contacting London Higher at enquiry@londonhigher.ac.uk.</p>

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PHV.4.168	H17 B	<p>B Boroughs, student accommodation providers and higher education providers institutions are encouraged to develop student accommodation in locations well-connected to local services by walking, cycling and public transport, but away from existing concentrations in central London as part of mixed-use regeneration and redevelopment schemes.</p>
PHV.4.169	H17 Paragraph 4.17.1	<p>London's higher education providers institutions make a significant contribution to its economy and labour market. It is important that their attractiveness and potential growth are not compromised by inadequate provision for new student accommodation. The housing need of students in London, whether in Purpose-Built Student Accommodation (PBSA) or shared conventional housing, is an element of the overall housing need for London determined in the 2017 London SHMA. London's overall housing need in the SHMA is expressed in terms of the number of conventional self-contained housing units. However, new flats, houses or bedrooms in PBSA all contribute to meeting London's housing need. The completion of new PBSA therefore contributes to meeting London's overall housing need and is not in addition to this need. Every three student bedrooms in PBSA that are completed equate to meeting the same need that one conventional housing unit meets, and contribute to meeting a borough's housing target (set out in Table 4.1) at the same ratio of three bedrooms being counted as a single home.</p>
PHV.4.170	H17	<p>The overall strategic requirement for PBSA in London has been established through the work of the Mayor's Academic Forum, and a requirement for 3,500 PBSA bed spaces to be</p>

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	Paragraph 4.17.2	<p>provided annually over the Plan period has been identified^{59D}. Meeting the requirement for PBSA should not undermine policy to secure mixed and inclusive neighbourhoods.</p> <p>59D Student population projections and accommodation need for new London Plan 2017 (amended October 2018) GLA</p>
PHV.4.171	H17 Paragraph 4.17.3	<p>The strategic need for PBSA is not broken down into borough-level targets as the location of this need will vary over the Plan period with changes in higher education providers' institutions' estate and expansion plans, availability of appropriate sites, and changes in Government policy that affect their growth and funding. To demonstrate there is a local need for a new PBSA development and ensure the accommodation will be supporting London's higher education providers institutions, the student accommodation must either be operated directly by a higher education provider institutions or the development must have an undertaking agreement in place from initial occupation with one or more higher education providers, to provide housing for its students at one or more specified higher education institutions, and to commit to have such an agreement for as long as the development is used for student accommodation. This agreement is known as a nomination agreement. A majority of the bedrooms in the development must be covered by such an undertaking these agreements. Therefore, the borough should ensure, through condition or legal agreement, that the development will, from the point of occupation, continue to maintain a nominations agreement or enter a new nomination agreements with one or more specified-higher education provider institution(s) for a majority of the bedrooms in the development, for as long as it is used as student accommodation or such</p>

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		time period as the borough considers is appropriate. There is no requirement for the higher education provider institution linked by the agreement to the PBSA to be located within the borough where the development is proposed.
PHV.4.172	H17 Paragraph 4.17.3A	Where all the bedrooms in the PBSA development are provided at a rental cost that qualify as affordable student accommodation as defined in paragraph 4.17.7 and maintained in perpetuity through legal agreement or condition, there is no requirement for it to have a nomination agreement with a higher education provider.
PHV.4.173	H17 Paragraph 4.17.4	If the accommodation is not secured for use by students and secured through a nomination agreement for occupation by students members of one or more specified higher educational providers institutions as set out in paragraph 4.17.3 or is exempt from this requirement as set out in paragraph 4.17.3A Policy H18 Large-scale purpose-built shared living , it will not be considered as purpose-built student accommodation or meeting a need for purpose-built student accommodation; and the development proposal will normally be considered large-scale purpose-built shared living and be assessed by the requirements of <u>Policy H18 Large-scale purpose-built shared living</u> .
PHV.4.174	H17 Paragraph 4.17.5	PBSA should provide adequate functional living space and layout for the occupants. The design of the development must be high quality and in accordance with the requirements of <u>Policy D1B Optimising site capacity through the design-led approach London's form and characteristics</u> .

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PHV.4.175	H17 Paragraph 4.17.6	To ensure students with an income equivalent to that provided to full-time UK students by state-funded sources of financial support for living costs can afford to stay in PBSA, the maximum level a proportion (35 per cent) of bedrooms in PBSA are required to be affordable at this income level...
PHV.4.176	H17 Paragraph 4.17.8	To provide greater certainty, speed up the planning process and increase the delivery of affordable student accommodation a threshold has been introduced for PBSA schemes to take advantage of the Fast Track Route. To follow the Fast Track Route t The amount of affordable student accommodation provided in a development should be at least 35 per cent of student bedrooms in the development or 50 per cent where required by Policy H6 Part B part A4a of Policy H17. If 35 per cent the required threshold for affordable student accommodation is not met, a scheme will be considered under the Viability Tested Route in line with Part E of <u>Policy H6 Threshold approach</u> to applications and the Mayor's Affordable Housing and Viability SPG.
PHV.4.177	H17 Paragraph 4.17.10	The initial annual rental cost for the element of affordable accommodation should not exceed the level set out in the Mayor's Annual Monitoring Report for the relevant year. For following years, the rental cost for this accommodation can be linked to changes in a nationally-recognised index of inflation such as the Consumer Prices Index or CPIH CPIH ⁶¹ .

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PHV.4.178	H17 Paragraph 4.17.11	Where the development is not operated directly by a higher education provider, institution the affordable student accommodation bedrooms should be part of the PBSA that is subject to a nomination agreement. Allocation of affordable student accommodation should be by the higher education provider institution (s) which operates it or has the nomination right to it, and the provider institution (s) should allocate the rooms to students it considers most in need of the accommodation.
PHV.4.179	H17 Paragraph 4.17.12	To enable providers of PBSA to maximise the delivery of affordable student accommodation by increasing the profitability of the development, boroughs should consider allowing the temporary use of accommodation during vacation periods for ancillary uses. Examples of such uses, amongst others, include providing accommodation for conference delegates, visitors , interns on university placements, and students on short-term education courses at any institution approved in advance by the borough. The temporary use should not disrupt the accommodation of the resident students during their academic year. Conditions and/or legal agreements could be attached to any planning permission to ensure that the ancillary use does not result in a material change of use of the building.
PHV.4.180	H17 Paragraph 4.17.13A	In monitoring the implementation of this policy, particular regard will be given to the delivery of PBSA, the amount of affordable student accommodation provided, and the rental costs of the non-affordable rooms in PBSA developments.

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PHV.4.181	H18 A	<p>A</p> <p>Large-scale purpose-built shared living Sui Generis use developments^{61A}, where of good quality and design, may have a role in meeting housing need in London if, at the neighbourhood level, the development contributes to a mixed and inclusive neighbourhood, and it must meets all the following criteria:</p> <p>1) it meets an identified need it is of good quality and design</p> <p>1A) it contributes towards mixed and inclusive neighbourhoods</p> <p>...</p> <p>5) communal facilities and services are provided that are sufficient to meet the requirements of the intended number of residents and include offer at least:</p> <p>...</p> <p>f) community management</p> <p>...</p> <p>6) the private units provide adequate functional living space and layout, and are demonstrably not C3 Use Class accommodation are not self-contained homes or capable of being used as self-contained homes</p>

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		<p>...</p> <p>In both cases developments are expected to provide a contribution that is equivalent to 35 per cent of the residential units, or 50 per cent where the development is on public sector land or industrial land appropriate for residential uses in accordance with <u>Policy E7 Industrial intensification, co-location and substitution</u>, to be provided at a discount of 50 per cent of the market rent. If a lower contribution is proposed the scheme All large-scale purpose-built shared living schemes will be subject to the Viability Tested Route set out in part E of <u>Policy H6 Threshold approach to applications, however, developments which provide a contribution equal to 35 per cent of the units at a discount of 50 per cent of the market rent will not be subject to a Late Stage Viability Review.</u></p> <p>61A Large-scale purpose-built shared living developments are sui generis use class</p>
PHV.4.182	H18 Paragraph 4.18.1	Large-scale shared living developments may provide a housing option for single person households who cannot or choose not to live in self-contained homes or HMOs. This policy is required to ensure that new purpose-built shared living developments are of acceptable quality, well-managed and integrated into their surroundings.
PHV.4.183	H18	... This policy applies to large-scale purpose-built shared living developments which in planning terms are sui generis non-self-contained market housing . These are not restricted to particular

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	Paragraph 4.18.1A	groups by occupation or specific need such as students, nurses or people requiring temporary or emergency accommodation proposed by speciality providers.
PHV.4.184	H18 Paragraph 4.18.2	Development proposals for such schemes should only be supported where they meet an identified market need.
PHV.4.185	P18 Paragraph 4.18.3	To qualify as Large-scale purpose-built shared living developments , the development, or block or phase within a development must be are generally of at least 50 units. This type of accommodation is seen as providing an alternative to traditional flat shares and includes additional services and facilities, such as room cleaning, bed linen, on-site gym and concierge service. To ensure this form of accommodation is meeting its specific housing need, it is important that it does not effectively become a hostel, so t enancies should be for a minimum of three months to ensure large-scale purpose-built shared living developments do not effectively operate as a hostel.
PHV.4.186	P18 Paragraph 4.18.4	...The agreed management plan should be secured through a Section 106 agreement and should include, but not be limited to, detailed information on: ...

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		<p>d. how communal spaces and private rooms units will be cleaned and how linen changing services will operate</p> <p>...</p> <p>f. on-site staff and their responsibilities</p> <p>g. with reference to the on-site staff, what internal community events will take place and how the surrounding community will be engaged.</p>
PHV.4.187	P18 Paragraph 4.18.5	<p>...Buildings should be designed and managed in a way that lowers barriers to social interaction and encourages engagement between people:</p> <p>...</p> <p>• an on-site community manager should help to organise events to encourage social interaction between residents.</p>
PHV.4.188	P18 Paragraph 4.18.6	<p>The private units should be appropriately sized to be comfortable and functional for a tenant's needs and may include facilities such as en-suite bathrooms and kitchenettes limited cooking</p>

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		facilities. There are currently no minimum space standards for these units communal and private areas of this type of accommodation.
PHV.4.189	P18 Paragraph 4.18.7	This form of accommodation is required to contribute to affordable housing. However, because it does not meet minimum housing space standards and generally consists of bedrooms rather than housing units, it is not considered suitable as a form of affordable housing itself.
PHV.4.190	P18 Paragraph 4.18.8	A borough can decide whether it would prefer the financial contribution as a single upfront payment for affordable housing (Part A8a of <u>Policy H18 Large-scale purpose-built shared living</u>), which will be based on a 50 per cent discount to market value of 35 per cent of the units, or 50 per cent where the development is on public sector land or industrial land appropriate for residential uses in accordance with <u>Policy E7 Industrial intensification, co-location and substitution</u>⁶², or an ongoing in perpetuity payment linked to actual rental income (Part A8b of <u>Policy H18 Large-scale purpose-built shared living</u>). The ongoing payment should be based on 50 per cent of rental income for 35 per cent of units for as long as the development is used for this form of accommodation. If these affordable housing contribution requirements are not met, the scheme will be considered under the Viability Tested Route in line with part E of <u>Policy H6 Threshold approach to applications</u> and the Mayor's Affordable Housing and Viability SPG. Because of the immaturity of the market for this type of development, all large-scale purpose-built shared living developments will be assessed under the Viability Tested Route as set out in <u>Policy H6 Threshold approach to applications.</u> However,

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		<p>schemes which meet the relevant threshold will not be subject to a Late Stage Viability Review.</p> <p>62 — Evidence of the market value of the shared living units will need to be provided under the Fast Track Route to enable the upfront payment to be calculated.</p>
PHV.4.191	P18 Paragraph 4.18.9	<p>The rental cost of this form of accommodation is not directly comparable to the rental costs of conventional Use Class C3 housing as shared living units are significantly smaller than the minimum housing space standard i.e. a one person dwelling of 37 sqm. Shared living tenants typically pay a room rate that includes utility costs and rent. If a comparison is undertaken it should be on a square metre rental rate, excluding utility costs, of the private accommodation and not a unit rental rate.</p>