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PHV.F.01	Foreword	We now face another wave of growth, the likes of which we've not seen for a century. Our population is projected to increase by 70,000 every year, reaching 10. <del>5</del> <b>8</b> million in 2041.
PHV.F.02	Foreword	Some of the very richest and very poorest people in the country live in London, with <b>healthy</b> life expectancy differing by up to 19 years between boroughs.
PHV.0.01	Introduction Paragraph 0.0.3	The general objectives for the London Plan, and the process for drawing it up, altering it and replacing it, are set out in the Greater London Authority Act 1999 (as amended) and <b>the Town and Country Planning (London Spatial Development Strategy) Regulations 2000.</b> <del>supporting detailed regulations</del> . The <b>London</b> Plan has been developed in line with these requirements.
PHV.0.02	Introduction Paragraph 0.0.5	In developing the <b>e SDS</b> <del>is strategy</del> , in accordance with the legislation <sup>3</sup> and associated regulations, the Mayor has had regard to: ...
PHV.0.03	Introduction Paragraph 0.0.6	In drawing up the new London Plan, the Mayor has also had regard to: <ul style="list-style-type: none"> <li>All relevant European Union <b>obligations of the UK</b> <del>legislation and policy instruments like the European Spatial Development Perspective</del></li> </ul>

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		<ul style="list-style-type: none"> <li>• The need to ensure consistency with national policies and international treaty obligations notified to the Mayor by Government, without seeking to repeat national policy</li> <li>• The Mayor's other statutory obligations including the duty for the GLA to do all it reasonably can to prevent crime and disorder under the Crime and Disorder Act 1998, and the public-sector equality duty, as set out in Section 149 of the Equality Act 2010, covering race, disability, gender, age, sexual orientation, religion or belief, pregnancy and maternity, and gender reassignment.</li> <li>• <del>the specific requirements of the Town and Country Planning (London Spatial Development Strategy) Regulations 2000.</del></li> </ul>
PHV.0.04	Introduction Paragraph 0.0.7	The document brings together the geographical and locational aspects of the Mayor's other strategies, <b>to ensure consistency with those strategies</b> , including those dealing with: ...
PHV.0.05	Introduction Paragraph <del>0.0.8</del>	<del>The draft Plan has been developed alongside the Mayor's other statutory strategies to ensure consistency with those strategies.</del>

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PHV.0.06	Introduction Paragraph 0.0.9	The London Plan is legally part of each of London's Local Planning Authorities' Development Plan and must be taken into account when planning decisions are taken in any part of <b>Greater</b> London. Planning applications should be determined in accordance with it, unless there are sound planning reasons (other material considerations) which indicate otherwise. <del>The Plan provides the strategic, London-wide policy context for borough local development plan documents; All local Development Plan Documents and</del> Neighbourhood Plans have to be 'in general conformity' with the London Plan.
PHV.0.07	Introduction Paragraph 0.0.10	Planning in London is the joint responsibility of the Mayor of London and the 32 London boroughs, the City of London Corporation and the Mayoral Development Corporations (MDCs); (of which there are currently two: the London Legacy Development Corporation and the Old Oak Park Royal Development Corporation) <b>along with neighbourhood forums designated by London's local planning authorities.</b> When the <b>London</b> Plan refers to 'boroughs' it is referring to the 32 London boroughs, the City of London and the MDCs. ...
PHV.0.08	Introduction Paragraph 0.0.11	<del>This</del> <b>The London</b> Plan <b>is an integrated policy framework and</b> must be read as a whole. The placement of the topic chapters and the policies within the chapters is no reflection on their importance or weight – it does not represent a hierarchy.

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PHV.0.09	Introduction Paragraph 0.0.12	<p>The <b>London</b> Plan sets out policies and supporting text (also known as reasoned justification). These take account of:</p> <ul style="list-style-type: none"> <li>the legal requirements related to the development of the <b>London</b> Plan <del>including those discussed above) and the various issues that European and national legislation requires to be considered</del></li> <li>other requirements of <del>planning law and</del> Government planning policy and guidance (without seeking to repeat these)</li> </ul> <p>...</p>
PHV.0.10	Introduction Paragraph 0.0.13	The <b>published London final</b> Plan will also take account of the comments received during the consultation process and the recommendations of the panel that conduct the Examination in Public (see Next Steps).
PHV.0.11	Introduction Paragraph 0.0.14	This London Plan runs from 2019 to 2041. This date has been chosen to provide a longer-term view of London's development to inform decision making. However, some of the more detailed elements of the Plan, such as the <b>annual</b> housing targets are set <del>only</del> for <b>only</b> the first ten years of the Plan. This reflects <del>the dynamic nature of London's land market and means that there will need to be a review of the housing targets before 2029. the capacity</del>

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		<p><b>of land suitable for residential development and intensification identified in the 2017 Strategic Housing Land Availability Assessment (SHLAA), which due to the dynamic nature of London's land market does not attempt to robustly identify capacity beyond 2029. Other elements of the Plan will need to be updated over time through Supplementary Planning Guidance as part of the 'plan, monitor, manage' approach<sup>4</sup>.</b></p> <p><del>4 The draft Plan is underpinned by housing and economic projections. These projections are based on past trends. Monitoring this sort of information and the implementation of the Plan identifies when policies may need to be reviewed and changed.</del></p>
PHV.0.12	Introduction Paragraph <b>0.0.14A</b>	<p><b>The Government recently published a new methodology for calculating housing need. This new methodology was published too late to be incorporated into the evidence-base for the new London Plan, which instead relies on the 2017 Strategic Housing Market Assessment (SHMA) for its evidence of housing needs. The 2017 SHMA uses an established methodology, that takes full account of the diversity of London's housing needs and has been found sound at previous Examinations.</b></p>
PHV.0.13	Introduction Paragraph 0.0.15	<p>To help the reader navigate through the <b>London</b> Plan, paragraphs include key words in bold. ...</p>

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PHV.0.14	Introduction  Paragraph 0.0.17	This is a new <b>London</b> Plan (also known as a Replacement Plan). This means it is not an alteration or update to previous <b>London</b> Plans. This <b>new London</b> Plan, <b>once published</b> will be the third London Plan, the previous ones being the 2004 <b>London</b> Plan produced by former Mayor of London Ken Livingstone and the 2011 <b>London</b> Plan produced by former Mayor of London Boris Johnson. All of the other iterations of the London Plan from 2004-2016 have been alterations. Once <b>published adopted</b> this <b>London</b> Plan will replace all previous versions.
PHV.0.15	Introduction  Paragraph 0.0.18	This <b>London</b> Plan is different to those that have gone before it. It is more ambitious and focused than any previous <b>London</b> Plans. The concept of Good Growth – growth that is socially and economically inclusive and environmentally sustainable – underpins the <b>London</b> Plan and ensures that it is focused on sustainable development.
PHV.0.16	Introduction  Paragraph 0.0.19	As well as taking account of the relevant legislation, <b>regulations</b> and Government policy, this <b>London</b> Plan also seeks to deliver the Mayor’s manifesto commitments and - alongside the Mayor’s other strategies – set the framework for how these commitments can be achieved in spatial development terms.
PHV.0.17	Introduction	The policies in the <b>new London</b> Plan have been developed over a number of months and are supported by a proportionate evidence base <sup>5</sup> . <del>In their development, the Mayor has had regard to the need to ensure consistency with national policies, but does not seek to repeat</del>

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	Paragraph 0.0.20	<p><del>them. Instead</del> <b>The new</b> London Plan seeks to develop an approach tailored for London <b>to reflect the particular circumstances in the capital</b>, and <b>it will</b> act as the key document shaping planning decisions across <b>Greater London the capital</b>. <del>On some occasions, the Plan deviates from existing national policy and guidance; this is mainly where the Plan is delivering on a specific Mayoral commitment reflects the particular circumstances of London. The scale of the Mayor's election victory provides a significant political mandate to use the planning system to deliver his manifesto commitments.</del></p>
PHV.0.18	Introduction Paragraph 0.0.21	<p><b>Once published, the London Plan is part of the Development Plan. The Policies have been drafted in a way that allows London to implement this ambitious London Plan as soon as possible. There is no requirement for the policies to be repeated at the local level. However, in some instances a local approach is required within the context of the overall policy. The new London Plan clearly sets out where this is the case.</b></p> <p><del>The drafting of the Plan aims to ensure that London is ready to implement this ambitious Plan as soon as possible and that the policies do not take years to implement due to the time it can take to update local development plan documents. As the London Plan is part of every borough's development plan, there is no requirement for the policies to be repeated at the local level before they can be implemented. However, in some instances a local approach is required within the context of the overall policy. The Plan clearly sets out where this is the case.</del></p>

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PHV.0.19	Introduction Paragraph <b>0.0.21A</b>	<b>In addition, the London Plan does not preclude boroughs and neighbourhood forums from bringing forward policies in their Development Plan Documents or Neighbourhood Plans that vary from the detail of the Policies in this Plan where <del>to</del> achieve the aims of the London Plan in a way that takes into account local locally-specific circumstances and evidence, where they consider it appropriate to do so. suggests this would better achieve the objectives of the London Plan and where such an approach can be considered to be in general conformity with the London Plan.</b>
PHV.0.20	Introduction Paragraph 0.0.22	This <b>new London</b> Plan provides the framework to address the key planning issues facing London; <del>This</del> <b>allows</b> boroughs to spend time and resources on those issues that have a distinctly local dimension and on measures that will help deliver the growth London needs. This includes area-based frameworks, action plans and Supplementary Planning Documents, site allocations, brownfield registers and design codes, <b>as well as supporting neighbourhood planning.</b>
PHV.0.21	Introduction Paragraph 0.0.23	It is crucial that all those involved in planning and development in London understand how London's <del>two</del> <b>three</b> -tier planning system <b>works (including regional, local and neighbourhood planning)</b> and do not seek to duplicate policy or evidence unnecessarily.

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PHV.0.22	Introduction Paragraph 0.0.24	The Mayor is legally required to keep the London Plan under review <sup>6</sup> . The Key Performance Indicators <b>(KPIs) and approach to monitoring</b> set out in the final chapter of the Plan provide a basis for this ongoing review, allowing an assessment of the effectiveness of the Plan to be made over time. Alongside this, key assumptions which underpin the Plan will also be monitored, in particular population and household growth and employment growth. <b>Significant demographic or employment changes which are likely to persist would trigger a partial or full review of the Plan, as would significant persistent divergence from the performance measures of the KPIs.</b>
PHV.0.23	Introduction Paragraph 0.0.27	The IIA approach addresses the Mayor's legal duties to carry out a comprehensive assessment of the Plan and its proposed policies with one integrated process. The IIA incorporates the statutory requirements of:  ...
PHV.0.24	Introduction Paragraph 0.0.29	<b>Chapter one, together with the Foreword, sets out the Mayor's vision and explains what Good Growth is.</b> Chapter one <del>sets out</del> <b>contains</b> six core 'good growth' policies which should be taken into account for all planning and development in London. <del>These policies represent the overarching objectives of the Plan.</del> <b>Each policy sets out a high-level objective, which is a more detailed expression of the Mayor's vision, with clauses underneath setting out the strategic approach to development in London.</b>

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		<b>The subsequent chapters provide the topic-specific and spatially-specific policies that are required to deliver the Good Growth policies.</b>
PHV.0.25	Introduction Paragraph 0.0.33	The EiP is a hearing based around a detailed discussion of selected subjects covered by the <b>proposed</b> new <del>draft</del> London Plan. It is likely to be held in the autumn of 2018. After it is completed, the Panel will produce a report recommending changes to the <b>London</b> Plan for the Mayor's consideration, which the Mayor can decide to accept or reject. ...