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Dear Sir Sadiq

Towards a New London Plan – Consultation Response on behalf of Wandsworth Council

On behalf of Wandsworth Council, I am pleased to present you with our response to the 'Towards a New London Plan' consultation.

The preparation of a new London Plan presents an opportunity to work with one another to deliver against shared goals, including to increase the supply of housing and to grow London's economy.

We fully support the Mayor's intention to use the new London Plan as an opportunity to accelerate the delivery of housing across London in support of the Government's national mission to address the housing crisis. As the consultation document contemplates, the new London Plan will need to strike the right balance between local needs, opportunities and constraints and focus on the right types of growth, particularly the delivery of social housing that our communities need. The new London Plan will need to enable growth but also ensure that growth continues to be set within a strong and ambitious policy framework, underpinned by your Good Growth objectives and locally-responsive Borough Local Plans. We note that the development market is currently experiencing challenges and concur with your observations that these challenges are improving and that London overall is a very resilient and adaptable city. In this respect, we think it is essential that the London Plan retains an ambitious, long-term outlook on London's potential – it is important this includes consideration of public benefits that can be secured through planning.

We also support the recognition within the consultation document that the new London Plan will have an important role to play in establishing new, evidence-led housing targets for individual Boroughs. We agree that the principle of using Borough-level housing targets based on an understanding of where homes can be built allows London to better plan where new development happens. We are very happy and keen to work with you and your officers to develop a robust evidence base which underpins local growth expectations as the London Plan develops.



We also fully support your commitment to placing affordable housing at the heart of the new growth plan for London. As you will be aware, we are bringing forward a partial review of our Local Plan which seeks to increase opportunities to deliver social housing in light of significant local need. The consultation document rightly identifies the severe and diverse negative consequences that an insufficient supply of affordable housing causes local communities. Whilst the Council is taking a number of steps to invest in opportunities for lower-income households – such as building a new generation of council housing directly - Wandsworth continues to bear its share of these challenges, with over 11,000 households on our housing waiting lists. Across London, the scale of homelessness, child homelessness and dependency on temporary housing is a crisis with profound impacts on life outcomes. We fully concur with the observation in the consultation document that a large increase in affordable housebuilding is required to address this crisis, and that delivery of more market housing alone cannot be relied upon to improve affordability. We are particularly supportive of the options you are considering which would require non-self-contained housing to contribute towards conventional affordable housing, and to liberalise requirements around tenure mix to allow for greater delivery of social rented housing. To fully realise the potential of London to meet the need for affordable housing, we consider that the new London Plan must allow for the setting of a local affordable housing position where local evidence shows that a greater quantum of genuinely affordable housing can be realised over the Local Plan period. We have developed that local evidence base and would like to continue to work with you and your officers as our Local Plan Partial Review moves forward to consider ways in which our proposed local approach to the Fast Track Route complements our shared objectives.

The Council is also supportive of measures to grow London's economy in support of the London Growth Plan. To support the London Growth Plan, we are bringing forward our own local Growth Plan which will contain a range of complementary measures to facilitate economic growth at a local and sub-regional scale. We feel strongly that the retention of Opportunity Area status for both Vauxhall Nine Elms Battersea (VNEB) and Clapham Junction is imperative, as key centres and opportunities for growth as identified in the London Growth Plan which are being delivered through our existing strategic collaborations such as the ongoing Clapham Junction Masterplan partnership. We have included detailed representations on these issues in our response.

Whilst we note that the preparation of the new London Plan is at a very early stage, we support the ongoing role of the London Plan as an ambitious policy framework for London which drives standards across a wide range of issues, including housing, economy, climate change, environment and infrastructure, whilst facilitating locally responsive approaches to more detailed issues. We hope our responses to the questions posed in the consultation help in offering local insights, suggestions and observations which assist you in scoping the next stages for the London Plan. As stated elsewhere, we are very happy and keen to work with you and your officers to provide further support to the preparation of the London Plan, through the sharing of knowledge, the development of a robust evidence base and the engagement of local communities.

Yours sincerely,

Councillor Aydin Dikerdem

**Cabinet Member for Housing
Wandsworth Council**