

# MAYOR OF LONDON

**Rt Hon Robert Jenrick MP**

Secretary of State for Housing, Communities  
and Local Government  
Ministry of Housing, Communities and Local Government  
2 Marsham Street  
London SW1P 4DF

**Date:** 21 December 2020

Dear Robert,

**London Plan – Spatial Development Strategy. Notice of Intend to Publish**

In December 2017, I published my draft London Plan (the Plan) for consultation. The Plan has rigorously followed the statutory procedure prescribed for the development of a new Plan including public consultation and Examination in Public (EiP). The EiP hearings ran from January 2019 to May 2019 and on 8 October I received the final report from the Panel of Inspectors. This provided a clear and constructive summary of their deliberations on the Plan, drawing on the considerable volumes of evidence provided, the representations made through the consultation and the EiP hearings and, of course, the Plan itself.

On 9 December 2019 I submitted my Intend to Publish London Plan to you in accordance with section 337 of the Greater London Authority Act 1999 (as amended) (hereafter “the GLA Act”) and regulation 9 of the Town and Country Planning (London Spatial Development Strategy) Regulations 2000 (hereafter “regulation 9”). This was the text of the London Plan as I intended to publish it, and was accompanied by a schedule showing the Inspectors’ recommendations and my responses to them. I had accepted 29 of the recommendations in full and a further 12 in part/with amendment. I had not accepted 15 of the recommendations. As required by regulation 9(2)(a)(iii), the schedule at Annex A provided a statement of my reasons for not accepting those recommendations.

On 13 March 2020 you responded, issuing 11 directions under section 337 of the GLA Act. In your response you noted that, should I consider alternative changes to policy to address your concerns, you were also content to consider these. Such alternative changes were submitted to you informally in May and September.

On 9 December 2020, I wrote to you advising that I intended to approve a new London Plan to submit to you shortly thereafter. I am now submitting that Plan, to be referred to as the Publication London Plan.

On 10 December 2020, you responded, issuing a schedule of changes relating to the 11 directions issued in March and issuing two further directions.

I am pleased to send you the text of my London Plan as I intend to publish it (hereafter the ‘Publication London Plan’).

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I believe that the Publication London Plan addresses all matters set out in your response of 10 December 2020 in accordance with section 337 of the GLA Act. There are slight changes in the wording of the amendment to DR4 to ensure this “modest amendment” is workable in practice and does not have unintended consequences. These changes have also been the focus of iterative discussions with your officials last week.

For ease, I enclose two versions of my Plan. One (tracked version) shows the changes to the text as a result of the Inspectors’ recommendations, and the other (clean version) shows the text incorporating those changes as I intend to publish them. I am also sending a schedule of modifications, showing changes between the Intend to Publish London Plan and the Publication London Plan. In accordance with regulation 9(2)(b) please confirm receipt of the enclosed Publication London Plan.

I welcome your sense of urgency in getting my London Plan published and acknowledgement that this would help families and businesses in London. These reflect my own concerns as I have set out in correspondence to you on a number of occasions since March 2020. Publishing the London Plan will also provide much needed certainty to landowners and developers at this difficult time for the whole country, and be a strong foundation on which the recovery from the pandemic can be built.

My Plan is underpinned by the concept of Good Growth – growth that is socially and economically inclusive and environmentally sustainable. This is fundamental to London’s recovery from the pandemic and addressing the considerable challenges of the climate emergency and biodiversity crisis. This Plan represents a 23 percent increase in housing targets from the current Plan, a step-change in housing delivery that, despite the delays, is already being embedded in Local Plans. You will recall the measures set out when I submitted my Intend to Publish London Plan, which are reattached to this letter for convenience. This has been complemented over the past year with my actions on housing delivery and those of the Housing Delivery Taskforce, whose work can be viewed here <https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/covid-19-housing-delivery-taskforce>.

My London Plan has also been instrumental in increasing the delivery of genuinely affordable homes. However, this ambition must be matched by the Government’s commitment to long-term certainty of funding to match that ambition, including affordable housing and the transport infrastructure investment needed to support the uplift in housing. My Plan also supports London’s commercial uses that are critical to Good Growth and London’s recovery, providing jobs, services and amenities. High Street recovery will need the right mechanisms to face the challenges now more than ever, and poorly located, low quality housing will not support London’s economy.

I understand that while I must not publish my Plan before 1 February 2021 to give your officials six weeks to consider the proposed changes in terms of their compliance with national planning policy and any possible adverse impacts on the neighbouring regions, I would appreciate a response from you as soon as you are able and as indicated in your statement of 16 December 2020.

To expedite the smooth passage of the Plan at this final stage, my officers continue to be available to work closely with yours.

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I would be grateful if your officers could contact the Head of the London Plan and Growth Strategies, Lisa Fairmaner, by email at [Lisa.Fairmaner@london.gov.uk](mailto:Lisa.Fairmaner@london.gov.uk) to progress matters swiftly.

I look forward to hearing from you.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Sadiq Khan', with a small '2' written below the name.

**Sadiq Khan**  
Mayor of London

Cc: Paul Scully MP, Minister for London  
Sir Edward Lister, 10 Downing Street

Att: Annex A – Publication London Plan (clean version)  
Annex B – Publication London Plan (version showing changes)  
Annex C – Schedule of modifications and minor factual pre-publication corrections  
Annex D – Delivery Note