



Ministry of Housing,
Communities &
Local Government

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Rt Hon Robert Jenrick
*Secretary of State for Housing, Communities and
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**Ministry of Housing, Communities & Local
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10 December 2020

Dear Sadiq,

London Plan

Thank you for your letters of 21 August and 9 December 2020 regarding the London Plan. As you will be aware, my officials have been in discussion with your officers during the intervening time and have worked constructively to find a way through the detail of ensuring that the London Plan will be consistent with national planning policy. I hope that there is now a common understanding of how my 11 Directions, issued on 13th March will be addressed and I attach a list showing where I accept your proposed wording and where you should keep to the original Directions.

We agree that moving towards adoption of the London Plan would help families and businesses in London to build back better. Since I directed you on your draft plan in March it has become clear that there are some further issues. Therefore, I am issuing two further Directions. Firstly, in light of the profound impact Covid-19 is having on London, and other towns and cities, I am issuing a further Direction in relation to Direction DR4, specifically regarding updated para 6.4.8. This is a modest amendment to my previous direction which will provide boroughs in the difficult position of facing the release of Green Belt or Metropolitan Open Land with a greater freedom to consider the use of Industrial Land in order to meet housing needs.

Second, I am issuing a new Direction regarding Policy D9 (Tall Buildings). There is clearly a place for tall buildings in London, especially where there are existing clusters. However, there are some areas where tall buildings don't reflect the local character. I believe boroughs should be empowered to choose where tall buildings are built within their communities. Your draft policy goes some way to dealing with this concern. In my view we should go further and I am issuing a further Direction to strengthen the policy to ensure such developments are only brought forward in appropriate and clearly defined areas, as determined by the boroughs whilst still enabling gentle density across London. I am sure that you share my concern about such proposals and will make the required change which will ensure tall buildings do not come forward in inappropriate areas of the capital.

Next Steps

I am pleased that you share my sense of urgency in getting the London Plan published. I would be grateful if you could re-submit your Intention to Publish version of the Plan with amendments that address the 11 previous Directions and the two additional Directions. I will then be in a position to formally agree to the publication of the London Plan.

Once published, the London Plan will be an important tool in helping to drive housing delivery, economic recovery and sustainable development across London.

You will recall that in my letter of 13th March I required you to commit to a range of activities to support future housing growth in London. I am pleased that the communication between our teams is ongoing and positive. I would like to see details of work on a strategy with the wider south east authorities.

I look forward to your reply detailing these commitments and to receiving your modified Intention to Publish version of the London Plan.

A handwritten signature in black ink that reads "Robert Jenrick." The signature is written in a cursive style with a long horizontal stroke underneath the name.

RT HON ROBERT JENRICK MP