

London Legacy Development Corporation Local Plan **Inspector's Note to the Development Corporation**

The Corporation responded to my earlier query as to the effects of the Ministerial Statement of 25th March 2015 on the Local Plan and its policies relating to housing standards. The Corporation proposed modifications to Policies H1, BN4, BN5, S4 and S5, which were the subject of public consultation.

The consultation responses to all the proposed modifications include a number from the Home Builders Federation (HBF) (REP.MC.015). Their comments on proposed modifications MM11, MM20, MM21, MM23 and MM38 are relevant to the issue of policies on housing standards. Having regard to the Ministerial Statement and the Housing Optional Technical Standards section of the national Planning Practice Guidance, I would like to know the Development Corporation's response to the comments from the HBF.

In particular, I wish to be assured that the Local Plan policies as modified, where they seek optional higher standards than national ones, reflect evidence of need and viability.

I am aware that Minor Alterations to the London Plan are being made to address policy on housing standards, and that the Mayor has just embarked on consultation for Draft Interim Housing Supplementary Planning Guidance. The Corporation's Local Plan with modifications appears not to reflect this position.

From the Ministerial Statement, I see no evidence that the recent changes relating to housing standards should delay plan-making. However, even with the proposed modifications, I am not currently satisfied that the Local Plan is consistent with latest national planning policy on this point. It would assist me if the Development Corporation would (i) direct me towards any relevant evidence which I may have overlooked (e.g. any viability evidence relating to the CIL), and (ii) look again at the proposed modifications.

I have encouraged the submission of Statements of Common Ground between parties and the Corporation throughout the examination. If the Corporation and the HBF could reach agreement on this issue, it would be very helpful.

Jill Kingaby (Inspector)

21 05 2015