

GREATER LONDON AUTHORITY

Jonathan Wade

Head of Forward Planning
Planning and Borough Development
The Royal Borough of Kensington and Chelsea
Kensington Town Hall
Hornton Street
London W8 7NX

Department: Planning

Our reference: LDF20/LDD23/CG01
Date: 24 March 2020

Sent by email to: planningpolicy@rbkc.gov.uk

Dear Jonathan

**Planning and Compulsory Purchase Act 2004 (as amended);
Greater London Authority Acts 1999 and 2007;
Town and Country Planning (Local Development) (England) Regulations 2012**

RE: Affordable Housing draft Supplementary Planning Document (SPD) February 2020

Thank you for consulting the Mayor of London on the Royal Borough of Kensington and Chelsea's Draft Affordable Housing SPD. As you are aware, all development plan documents must be in general conformity with the London Plan under Section 24 (1)(b) of the Planning and Compulsory Purchase Act 2004. While it is noted that this draft SPD is not a Development Plan Document, it has elements of strategic importance and is considered worthy of the Mayor's response. The Mayor has afforded me delegated authority to make detailed comments which are set out below.

The draft new London Plan

As you know, the Mayor published his draft new London Plan for consultation on 1st December 2017. The Panel's report, including recommendations, was issued to the Mayor on 8th October 2019 and the Intend to Publish version of the London Plan was published on the 17th December 2019. Publication of the final version of the new London Plan is anticipated in Summer 2020, at which point it will form part of the Royal Borough of Kensington and Chelsea's Development Plan and contain the most up-to-date policies.

The Mayor has received the response from the Secretary of State to his Intend to Publish London Plan and is considering his response. The Directions set out in the Secretary of State's letter do not affect the Intend to Publish affordable housing policies.

The draft Supplementary Planning Document

The Mayor welcomes the preparation of the Royal Borough of Kensington and Chelsea's draft Affordable Housing SPD and its supporting evidence. Overall, the Mayor is very supportive of the approach taken in the draft document, in its aim to address the need

for affordable housing across the borough and the reinforcement of the Mayor's threshold approach as set out in his Intend to Publish London Plan Policies H4, H5 and H6.

While the approach to setting discount market rent levels diverges from the approach set out in the Mayor's Affordable Housing and Viability Supplementary Planning Guidance, in that it uses the rent levels at the lowest ward level, in this instance the approach is supported given the higher than average income levels in the borough and the need to deliver genuinely affordable housing.

Next stages

I hope these comments can inform the publication of the Royal Borough of Kensington and Chelsea's Affordable Housing SPD. If you would like to discuss any of my representations in more detail, please contact Celeste Giusti (020 7983 4811 or 07919 303972).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Debbie Jackson', written over a light grey rectangular background.

Debbie Jackson

Director – Built Environment

Cc Tony Devenish, London Assembly Constituency Member
Andrew Boff, Chair of London Assembly Planning Committee
National Planning Casework Unit, MHCLG
Lucinda Turner, TfL