



Draft London Plan 2026 · Consultation closes 5.00pm Thursday 15 October

What is the Mayor's Draft London Plan?

The Plan will condition London's development for the next decade: every borough's Local Plan must conform to it, and planning applications are decided against it. Developers are writing their representations now! The draft Plan will be tested by planning inspectors at an Examination in Public in 2027. Your response could influence inspectors to require changes to the plan.

FIND THE PLAN

<https://www.london.gov.uk/programmes-strategies/planning/london-plan/next-london-plan/draft-london-plan-consultation/draft-london-plan-consultation-resources/draft-london-plan>

Finding the policy:

There are Five policy chapters (2-6) with 52 policies:

Chapter. 2 (MBUL) land, density, tall buildings, design, transport

Chapter. 3 (HN) homes: targets HN1, estates HN2, affordable HN3, quality HN8

Chapter. 4 (GLE) economy, industrial land, workspace

Chapter. 5 (GHR) energy, carbon, flooding, green space GHR8, parking

Chapter. 6 (PV) opportunity areas, town centres, industrial release PV5, MOL PV6, Green Belt PV7

Annexes: raise points on these under the policy that relies on them.

HOW TO RESPOND

- **Go to the consultation page:** consult.london.gov.uk/londonplan
- **Either fill in their online questionnaire / 'survey'** for the relevant chapter or chapters. Note: you cannot save it part-way or edit after submitting, so write in a doc or worksheet, then paste.
- **OR just email your response** to londonplan@london.gov.uk or post to
London Plan Team, City Hall, Kamal Chunchie Way, E16 1ZE
- **ADD that you request to speak at the Examination in Public.** (Only those who send written responses to this consultation can ask to speak)
- **Responses may be published** with your group's name. For record keeping, please keep a dated copy and send one to Just Space office@justspace.org.uk so we can co-ordinate speakers for the Examination in Public.
- **The GLA may use AI tools** to analyse responses and 'condense' attachments. Because of this, be sure to include the policy number and main point in the first sentence.

HOW TO STRUCTURE YOUR SUBMISSION

1. **Limit to (1) policy per statement**, quoted with its policy number, paragraph, table or figure.
2. **Include the likely effect of the policy on the ground**. You can compare it to the outcomes of the current Plan: the draft Plan significantly fails to analyse what works in the current Plan.
3. **Specify which ‘test of soundness’ it fails** (see below)
4. **Evidence**. You can include anything from published reports to specific experiences you or your community group has had. You can also quote inconsistencies between GLA evidence and what is in the draft Plan.
5. **Write your modification. How can the draft be improved?** Inspectors can recommend modifications to the plan that are put in front of them.
6. **You may also state** whether the plan fails any ‘**statutory legal requirements**’ such as Equalities duties.
7. **Always include a request to be invited to the Examination in Public.**

TESTS OF SOUNDNESS

In order to be legally compliant, each policy must pass the 4 tests of soundness:

- **Positively prepared** = meets objectively assessed need, including the needs of particular groups
- **Justified** = the most appropriate strategy against reasonable alternatives, on proportionate evidence (a community alternative *is* a reasonable alternative)
- **Effective** = deliverable: not dependent on grant, land or transport that does not exist
- **Consistent with national policy** = consistent with the National Planning Policy Framework (NPPF).

Use any of these questions to answer why a policy does not meet the tests of soundness:

- Does the Plan appropriately identify the key needs of the area?
- Are there any additional needs that should be addressed?
- Is the draft policy supported by proportionate and appropriate evidence?
- Have reasonable alternatives been considered?
- Are there alternatives you think should have been assessed?
- Can the Plan be delivered?
- What barriers may affect implementation?
- How is the Plan inconsistent with national policy?

SAMPLE TEMPLATE LETTER

Sample text	Explanation
Policy HN3 Delivering affordable housing. Part B(2)	Policy number / reference
I (name and email address) am writing on behalf of the George Green Tenants and Residents Association (GGTRA) in Barking. We have 150 members from all tenures. Our estate, built in 1975, has 80 properties, 40% of which are social housing.	Who you are; about your group or organisation.
Policy HN3 is not positively prepared and not effective.	Name one of more of the 4 tests of soundness (see previous page) in the first sentence. This is what Inspectors look for.
Part B(2) itself records a need for 238,430 low-cost rented homes by 2037 – around 24,000 a year – and paragraph 3.7 accepts that affordable need is 66% of supply. Yet the policy sets no numerical target for low-cost rent. It also cuts the fast-track affordable housing requirement on public land from 50% to 40%, relying on grants which the Deputy Mayor admits are not secured.	Why it fails the test. Note where official evidence, eg the Mayor's targets, is at odds with itself. Or where policies or wording in the Plan are at odds.
Meanwhile on the George Green Estate, the recent 'infill' scheme delivered only X number of social rented homes as against Y households on the waiting list and Z in temporary accommodation. The number of social rented homes was also 30% less than what was originally agreed, following an arrangement brokered after planning application was granted. We carried out our own survey in the north west of the borough, which revealed high levels of poor health among people in temporary accommodation.	Using your own local data that you are familiar with.
Modification: HN3 should include a new part: 'The Mayor will plan for at least (X) low-cost rented homes per year, consistent with the need in part B(2). In table 3.2 replace '40 percent' with '50 percent' for the amount of affordable housing expected on public sector land.	Modification proposed (using 'Delete' / 'Replace' / 'Insert').
Evidence: 1) Our recent Housing Survey (attached). 2) SHMA addendum Table 2 3) Just Space Alternative London Plan for a Caring City, 2026	Any evidence you have used.
We wish to be invited to the Examination in Public, to take part in the debate and respond to other participants. We would like the opportunity to explain clearly the changes we are seeking and provide up-to-date information. Also to respond to any new evidence produced by participants or any changes in national policy etc.	Ask to be at the Examination in Public and give reasons.

Note: Wording is an example rather than text that could be reproduced. Please refer to the Topic sheets for detail <https://justspace.org.uk/wp-content/uploads/TOPIC-SHEETS-031026.pdf>