

engagement of local communities and other stakeholders.

3.42 Large new developments make a significant contribution to meeting housing need and provide opportunities to create particularly attractive neighbourhoods with distinctive identities and the critical mass to support social, physical and environmental infrastructure and provide employment opportunities. For these new neighbourhoods to be successful, it is essential that they become places where people choose to live and work. A co-ordinated approach to their development is essential.

3.43 Plans for these areas, which may include strategic framework documents such as SPG, site specific DPD policies and proposals for borough level supplementary planning documents as appropriate should take particular account of:

- the relationships between the pattern and scale of development and movement within the site, with adjacent areas, and connections with the wider transport network. The highest development densities and most varied mixes of uses should be located where there is the highest public transport accessibility. Planning from the outset for desire line-based permeability for pedestrians and cyclists and minimising car dependence will be particularly important
- other linkages with neighbouring areas so that the new development is designed to be firmly embedded within the wider community. This will require close co-ordination with service providers as well as existing community organisations
- social infrastructure provision (see Policies 3.16–3.19) with particular attention being paid to access to health, education and other essential services, appropriately phased and co-ordinated with provision

in neighbouring areas so that the development is attractive from the outset as well as being fully sustainable when completed, and takes account of Lifetime Neighbourhood criteria and inclusive design principles (Policies 7.1 and 7.2)

- the opportunities large scale development provide for decentralised energy generation and provision, sustainable design and construction and co-ordinated neighbourhood management, especially in securing and maintaining a high quality public realm, safety measures, planting and open space and play provision.

## **POLICY 3.8 HOUSING CHOICE**

### **Strategic**

- A Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments.

### **LDF preparation and planning decisions**

- B Taking account of housing requirements identified at regional, sub-regional and local levels, boroughs should work with the Mayor and local communities to identify the range of needs likely to arise within their areas and ensure that:
- a new developments offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups and the changing roles of different sectors, including the private rented sector, in meeting these
  - b provision of affordable family housing is addressed as a strategic priority in LDF policies
  - c all new housing is built to 'The Lifetime Homes' standards

- d ten per cent of new housing is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users
- e account is taken of the changing age structure of London's population and, in particular, the varied needs of older Londoners, including for supported and affordable provision
- f account is taken of the needs of particular communities with large families
- g other supported housing needs are identified authoritatively and co-ordinated action is taken to address them in LDF and other relevant plans and strategies
- h strategic and local requirements for student housing meeting a demonstrable need are addressed by working closely with stakeholders in higher and further education and without compromising capacity for conventional homes
- i the accommodation requirements of gypsies and travellers (including travelling show people) are identified and addressed in line with national policy, in co-ordination with neighbouring boroughs and districts as appropriate.

3.44 Within the broad requirement between 2007 and 2017 for 144,000 more market homes and for 182,000 additional affordable homes<sup>21</sup>, the Mayor is committed to promoting a real choice of homes for Londoners across the range of tenures to meet their needs at prices they can afford. The SHMA demonstrates the diversity and complexity of London's housing requirements, ranging from the clear priority need for affordable family homes, through those to meet the substantial projected growth in smaller households, to more specialist needs such as those of London's

growing numbers of older people. Different tenures will have particular roles in meeting these requirements, with renting as well as owner occupation playing an important part in the private sector and, in the affordable sector, a more diverse range of intermediate housing products providing greater flexibility for movement between tenures (see also the information about the Government's new Affordable Rent product in paragraph 3.63). The Mayor's London Housing Strategy provides guidance on the housing management measures and short to medium term investment which will help underpin this.

3.45 These requirements across London have little regard to administrative boundaries. It is essential that new provision anticipated in LDFs reflects strategic as well as local needs. This will require close working between the GLA and boroughs to ensure local, sub-regional and the Londonwide SHMAs are co-ordinated and that effective account is taken of sub-regional and strategic needs, especially when setting affordable borough housing targets. To support this process, the Mayor is already engaging with boroughs and sub-regional and local Housing Market Partnerships. He will provide benchmarks in supplementary guidance to inform and support co-ordination of their approaches to meeting strategic as well as local needs for different types of housing, and local implementation of the strategic affordable housing target, including the breakdown between social and intermediate housing (Policy 3.11). This will be informed by and co-ordinated with allocation of short to medium term affordable housing investment devolving from the London Housing Strategy.

3.46 The Londonwide SHMA identifies housing requirements for the decade to 2017 and will be reviewed by 2015/16 (see paragraph 3.27). As part of the review process the

Mayor will work with stakeholders to investigate the costs and benefits of carrying out a Londonwide SHMA sufficiently robust to inform local needs assessments effectively. As an interim measure the current annual average strategic housing requirement of 32,600 – 34,900 dwellings pa (see paragraphs 3.17 and 3.18 above) should be rolled forward to provide a longer-term context for LDFs.

3.47 The London SHMA and other evidence shows that failure to provide enough larger homes has seen over-crowding among families grow by a third over the decade to 2007. There is a particular need for affordable family homes. Conversely, there is little net requirement Londonwide for larger market homes. However, boroughs' SHMAs may identify local variations in this broad pattern to be addressed in LDFs, such as neighbourhoods with communities which have a higher proportion of larger households, taking into account the scope for extending smaller properties currently occupied by these groups.

3.48 Many Londoners already require accessible or adapted housing in order to lead dignified and independent lives: 30,000 have an unmet need for wheelchair accessible housing and more than 100,000 need redesigned bathing facilities<sup>22</sup>. More Londoners are living longer and more older people are choosing to remain in their own homes rather than go into residential institutions. To address these and future needs, all London's future housing should be built to 'The Lifetime Homes' standards<sup>23</sup> and 10 per cent should be designed to be wheelchair accessible or easily adaptable for wheelchair users<sup>24</sup>. LDF policy departures from these requirements must be justified by authoritative evidence from local needs assessments.

3.49 Boroughs should undertake assessments of the short and longer term supported housing needs of vulnerable and disadvantaged groups, taking account of the wide range of requirements which will arise as London's population ages, the importance of continuity of care, and access to family and friendship networks as well as statutory responsibilities for care.

3.50 The Mayor has identified the growing and changing requirements for housing older people in London as one of the most important emerging planning issues for London. He has started to work with key stakeholders to identify areas where new policy approaches will be required to meet a variety of needs to ensure the highest quality of life for older people. This will build on and develop innovative approaches and initiatives to meet need, ranging from supported independent living through the promotion of lifetime neighbourhoods, accommodation with some linked care and services, and more specialist care accommodation.

3.51 In view of the scale of the projected growth in London's older population and the housing affordability issues it raises, this Plan supports boroughs in seeking application of the principles of its affordable housing policies (policies 3.10-3.13) to the range of developments – including those falling within Use Class C2 – which cater specifically for older people. These principles include taking account of site circumstances, development viability, needs assessments and availability of development capacity and relevant public subsidy; and the need to encourage rather than restrain residential development and to promote mixed and balanced communities and circumstances where 'off-site' contributions, 'contingent obligations' or other phasing measures may be appropriate. The way in which these principles can be applied most effectively will

vary with local circumstances and will require close integration between planning and other borough strategies to meet social needs. Such an integrated approach will also be required to address the needs of other groups which may require accommodation-based, supported care services such as hostels, refuges and foyers, as well as housing needs connected with particular types of occupation e.g. health workers, police, hotel staff.

- 3.52 London's universities make a significant contribution to its economy and labour market (policies 3.18 and 4.10). It is important that their attractiveness and potential growth are not compromised by inadequate provision for new student accommodation. While there is uncertainty over future growth in the London student population and its accommodation needs<sup>25</sup>, there could be a requirement for some 18,000 – 27,000 places over the 10 years to 2021<sup>26</sup>. New provision may also tend to reduce pressure on other elements of the housing stock currently occupied by students, especially in the private rented sector. The SHLAA/HCS has identified capacity for over 17,000 student places 2011–2021.
- 3.53 Addressing these demands should not compromise capacity to meet the need for conventional dwellings, especially affordable family homes, or undermine policy to secure mixed and balanced communities. This may raise particular challenges locally, and especially in parts of inner London where almost three quarters of the capacity for new student accommodation is concentrated. The Mayor will provide strategic support and a forum for boroughs, higher and further educational establishments and developers to work together to address these issues (although its detailed work programme will be for the forum to decide, it is likely to consider issues such as the scope for identification of land particularly suitable

for student accommodation having regard to the housing, transport and other policies in this Plan, and to monitor future demand and capacity). Student accommodation should be secured as such by planning agreement or condition relating to the use of the land or to its occupation by members of specified educational institutions. If the accommodation is not robustly secured for students, it will normally be subject to the requirements of affordable housing policy (policies 3.10–3.13). While student accommodation is accounted as part of overall housing provision, it should be monitored separately because it meets distinct needs. Because of uncertainty over future demand/supply relationships the monitoring process must have particular regard to these.

- 3.54 Almost one in five London households now live in privately rented homes<sup>27</sup>, often at a cost lower than in the owner occupied sector<sup>28</sup> and the sector is set to play an increasingly important role in meeting London's diverse housing needs<sup>29</sup>. In all boroughs, the average cost of private renting is lower than owner occupation. Over half of the one in eight households in London that move home each year move into this sector. The Mayor will work with institutional investors to encourage greater institutional involvement, more professional and less fragmented management, greater stability, high quality standards and, potentially, longer term rental periods and affordable homes for rent. He will investigate how changes to the Use Classes Order might support this. More generally, the planning system should complement policies in the London Housing Strategy to support growth in private renting where this will result in well managed, good quality accommodation, mixed and balanced communities and sustainable neighbourhoods.

3.55 Shared accommodation or houses in multiple occupation are a strategically important part of London's housing offer, meeting distinct needs and reducing pressure on other elements of the housing stock, though their quality can give rise to concern. Where they are of reasonable standard they should generally be protected and the net effects of any loss should be reflected in Annual Monitoring Reports. In considering proposals which might constrain this provision, including Article 4 Directions affecting changes between Use Classes C3 and C4, boroughs should take into account the strategic as well as local importance of houses in multiple occupation.

3.56 People from different communities should be free to lead their lives in different ways, subject to the need for mutual respect and responsibility. The Mayor is clear that the planning system should ensure fairness between the settled and traveller communities. It is his view that assessing levels of genuine local need, deciding on the level and location of suitable provision to meet that need and carrying out the necessary consultation with relevant communities and stakeholders is far more effectively done locally. Both because of the level of locally-specific detail involved, and the scale of the issue (relative to London's other strategic housing needs), the Mayor does not consider that it would be appropriate to include detailed policies regarding provision for gypsies and travellers and travelling show people in the London Plan. In London as in the rest of the country, the impact of provision to meet these needs is essentially local and, as government now proposes nationally<sup>30</sup>, should properly be addressed by local planning authorities in DPDs.

3.57 The Mayor considers that boroughs are best placed to assess the needs of, and

make provision for these groups whether through new pitch provision, protection or enhancement of existing pitches, or by other means. As in the rest of the country, they will be responsible for determining the right level of site provision in their areas and in consultation with local communities. They will set targets for provision based on robust evidence of local need. These targets, and the robustness of the evidence on which they are based, will be tested through the process of consultation on, and public examination of, local plans.

### **POLICY 3.9 MIXED AND BALANCED COMMUNITIES**

#### **Strategic**

- A Communities mixed and balanced by tenure and household income should be promoted across London through incremental small scale as well as larger scale developments which foster social diversity, redress social exclusion and strengthen communities' sense of responsibility for, and identity with, their neighbourhoods. They must be supported by effective and attractive design, adequate infrastructure and an enhanced environment.
- B A more balanced mix of tenures should be sought in all parts of London, particularly in some neighbourhoods where social renting predominates and there are concentrations of deprivation.

3.58 The Mayor is concerned that there should be no segregation of London's population by housing tenure. London's legacy of mono-tenure estates has in some cases contributed to concentrations of deprivation and worklessness. Coupled with some housing trends and management practices, these have been exacerbated by the tendency for new social housing to be built in the areas where

it is already concentrated. Conversely, market homes have tended to be developed in areas with very little social housing<sup>31</sup>.

- 3.59 The London Housing Strategy outlines how management and investment in mono-tenure estates can contribute to the creation of more mixed and balanced communities. The planning system should support this process. Infill schemes in predominantly social housing estates should primarily be targeted for intermediate and market housing. New social housing development should be encouraged in areas where it is currently under represented. These are essentially local matters for boroughs to address in light of their local circumstances because the key concern is the concentrations of deprivation in individual, or groups, of mono-tenure estates rather than the overall level of social renting in a borough.
- 3.60 Policy 3.5 requires the design of new development to help create a more socially inclusive London. The new Housing and Shaping Neighbourhood SPGs will provide guidance on implementing this policy including support for boroughs to resist forms of development which might compromise it, such as gated communities.

#### *Affordable Housing*

### **POLICY 3.10 DEFINITION OF AFFORDABLE HOUSING**

#### **Strategic and LDF preparation**

- A Affordable housing includes social rented and intermediate housing (see para 3.61), provided to specified eligible households whose needs are not met by the market and should:
- a meet the needs of eligible households including availability at a cost low

enough for them to afford, determined with regard to local incomes and local house prices

- b include provisions for the home to remain at an affordable price for future eligible households, or
- c if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

- 3.61 The definition of affordable housing set out above applies national guidance to the circumstances of the capital and should be used for planning purposes in London. Within this overarching definition:

- **social rented housing** should meet the criteria outlined in Policy 3.10 and be rented housing owned and managed by local authorities or registered social landlords, for which guideline target rents are determined through the national rent regime or be provided by other bodies under equivalent rental arrangements to the above, agreed with them as a condition of public sector investment grant, and for which guideline target rents are determined through the national rent regime.
- **intermediate housing** should meet the criteria outlined in Policy 3.10 and be available at prices and rents above those of social rent, but below local market prices or rents. New intermediate homes should be affordable to households whose annual income is in the range £18,100–£61,400. For homes with more than two bedrooms, which are particularly suitable for families, the upper end of this range will be extended to £74,000. These figures will be updated annually in the London Plan Annual Monitoring Report.
- **market housing** is defined separately as private housing for rent or sale where the price is set in the open market.



3.62 To take more effective account of the PPS 3 requirement to have regard to local incomes and house prices in setting the upper level of the intermediate housing eligibility threshold, it must be recognised that lower quartile house prices in London are 70 per cent higher than in the country as a whole, 31 per cent higher than in the South East region and 50 per cent higher than in the East of England<sup>32</sup>. Increased provision of intermediate housing is one of the ways in which the supply of affordable housing can be expanded. The Mayor will work with the boroughs and other delivery and funding agencies to develop understanding and provision of a range of relevant products, particularly for families. For the purposes of the paragraph 3.61 definition, qualifying prices and rents should be set locally to recognise the individual characteristics of local housing markets. However, in order to recognise strategic housing needs, the Mayor will seek to ensure that new intermediate homes are affordable to households whose annual income is in the range £18,100-£61,400. For family homes (see Glossary) the upper end of this range will be extended to £74,000. These figures will be up-dated annually in the London Plan Annual Monitoring Report.

3.63 Government has recently introduced a new Affordable Rent housing product which “is to be allocated to the same people who are currently eligible for social rent, but that the level of rent will be set in a different way. It is important to note that social rented dwellings can still be provided but only in exceptional cases will they attract funding from the Homes and Community Agency... [boroughs] will wish to work closely with Registered Providers and developers in ensuring that they can obtain the right mix of affordable housing to best suit the needs of their area”. Government proposes to define Affordable Rent as “rented housing provided by registered providers of social housing,

that has the same characteristics as social rented housing except that it is outside the national rent regime, but is subject to other rent controls that require it to be offered to eligible households at a rent of up to 80% of local market rents”<sup>33</sup>. Government has also provided further guidance on bringing this product forward to meet relevant housing needs<sup>34</sup>. As an interim measure the Mayor intends to provide guidance in the Housing SPG on how this new product can be used to implement the policies of this Plan (including Policy 3.11). He also intends to bring forward an early alteration to the Plan’s policies on affordable housing to incorporate the new product and address the implications of the new policy direction.

### **POLICY 3.11 AFFORDABLE HOUSING TARGETS**

#### **Strategic**

- A The Mayor will, and boroughs and other relevant agencies and partners should, seek to maximise affordable housing provision and ensure an average of at least 13,200 more affordable homes per year in London over the term of this Plan. In order to give impetus to a strong and diverse intermediate housing sector, 60% of the affordable housing provision should be for social rent and 40% for intermediate rent or sale. Priority should be accorded to provision of affordable family housing

#### **LDF preparation**

- B Boroughs should set an overall target in LDFs for the amount of affordable housing provision needed over the plan period in their areas and separate targets for social rented and intermediate housing and reflect the strategic priority accorded to provision of affordable family housing.
- C LDF affordable housing targets should take account of:

- a current and future housing requirements identified in line with Policies 3.8, 3.10 and 3.11
- b the strategic targets and priority accorded to affordable family housing set out in section A above
- c the approach to coordinating provision and targets to meet the range of strategic, sub-regional and local affordable housing needs in London set out in Policy 3.8, paragraphs 3.65 - 3.67 and Supplementary Planning Guidance
- d the need to promote mixed and balanced communities (see Policy 3.9)
- e capacity to accommodate development including potential sources of supply outlined in para 3.67
- f the viability of future development, taking into account future resources as far as possible.

D Affordable housing targets may be expressed in absolute or percentage terms in light of local circumstances, reflecting the borough's contribution towards meeting strategic affordable housing targets in light of the framework set by the Plan and guidance in SPG, and providing a robust basis for implementing these targets through the development control process.

3.64 The joint evidence base for the London Plan and London Housing Strategy<sup>35</sup> demonstrates that the high cost of market housing in London makes affordable housing particularly important in meeting housing needs. While the London SHMA has not taken into account the effects of the current economic downturn, it does seek to address the key relationships between incomes and housing costs as well as demographic trends, voluntary sharing and tackling unmet need within the 10 years to 2017. Of the overall average annual housing requirement, it suggests that 18,200 should be affordable. However, when setting an affordable housing

target account must also be taken of the deliverability of these homes. Affordable housing funding over the full term of this Plan is not known. Based on the funding that was available and the record of delivery of affordable homes over recent years, the housing need requirement and taking into account the housing supply target, an average of 13,200 additional affordable homes per annum has been set as the strategic target for the term of the Plan. This will be monitored closely, especially in light of changing economic conditions and its adoption will not compromise delivery of a higher number.

3.65 Derivation of separate targets for social rented and intermediate housing has been informed by the SHMA and other relevant factors including the role intermediate housing can play in helping Londoners get a first step on the housing ladder, reducing the call on social rented housing, freeing up social rented homes, providing wider housing choices and securing a more balanced social mix on mono-tenure estates. Account has also been taken of the way intermediate housing development can extend the effectiveness of scarce public resources by increasing overall housing output through partnership working with the private sector.

3.66 The Mayor proposes that as a long term strategic target 60 per cent of new affordable housing should be for social renting, especially for families, and that 40 per cent should be for the range of intermediate housing products outlined in the London Housing Strategy to meet different needs, including those arising from groups which hitherto have not been able to afford market housing but have been excluded from social housing. The Mayor recognises that these are challenging targets, particularly in current economic conditions, but to meet Londoners' housing needs all stakeholders must engage



to achieve them over the term of the Plan. Para 3.63 notes that as an interim measure the Mayor intends to provide Supplementary Planning Guidance on how the new Affordable Rent product can be used to implement the policies of this Plan (including Policy 3.11). He also intends to bring forward an early alteration to the Plan's policies on affordable housing to incorporate the new product and address the implications of the new policy direction

3.67 Policy 3.8 outlines arrangements for coordinating local, sub regional and strategic needs assessments so the range of housing requirements can be addressed effectively in London's complex regional housing market. In order to maximise affordable housing provision boroughs should take account of the most robust available assessment of housing capacity including those identified in Policy 3.3, and of potential sources of supply, such as:

- local authority developments, including net gain from estate regeneration
- affordable housing schemes funded independently of planning contributions from private development
- affordable housing secured through planning agreements or conditions on private residential or mixed use (including residential) development
- long term vacant properties brought back into use
- provision from non-self-contained accommodation.

3.68 In setting their affordable housing targets boroughs are required to assess the economic viability of land for housing, taking account of risks to delivery and drawing on informed assessments of public funding and developer contributions. The Mayor has already established close working relationships with the boroughs and HCA on affordable housing

investment within their areas which will inform this process.

3.69 The Mayor will engage with boroughs individually to enable them to set local affordable housing targets which are in general conformity with the London Plan's strategic targets. Supplementary guidance will provide indicative benchmarks based on the approach set out in Policy 3.11 to inform this process. It will also include guidance on local implementation of the strategic social/intermediate target and of the strategic priority for provision of affordable family homes. The Mayor recognises that, in light of local circumstances, boroughs may wish to express their targets in different ways, including in absolute or percentage terms. However the targets are expressed, they must be robust in implementing a borough's contribution to the strategic affordable housing targets through the development control process.

### **POLICY 3.12 NEGOTIATING AFFORDABLE HOUSING ON INDIVIDUAL PRIVATE RESIDENTIAL AND MIXED USE SCHEMES**

#### **Planning decisions and LDF preparation**

- A The maximum reasonable amount of affordable housing should be sought when negotiating on individual private residential and mixed use schemes, having regard to:
- a current and future requirements for affordable housing at local and regional levels identified in line with Policies 3.8 and 3.10 and 3.11
  - b affordable housing targets adopted in line with Policy 3.11,
  - c the need to encourage rather than restrain residential development (Policy 3.3),

- d the need to promote mixed and balanced communities (Policy 3.9)
- e the size and type of affordable housing needed in particular locations
- f the specific circumstances of individual sites.

B Negotiations on sites should take account of their individual circumstances including development viability, the availability of public subsidy, the implications of phased development including provisions for re-appraising the viability of schemes prior to implementation ('contingent obligations'), and other scheme requirements.

3.70 Achievement of a borough's affordable housing target in a particular year should not constrain maximisation of affordable housing output on individual proposals – the target applies for the term of the Plan.

3.71 In estimating provision from private residential or mixed use developments, boroughs should take into account economic viability and the most effective use of private and public investment, including the use of developer contributions. To expedite the planning process, developers should engage with an affordable housing provider prior to progressing a scheme, and provide development appraisals to demonstrate that each scheme maximises affordable housing output. Boroughs should evaluate these appraisals rigorously, drawing on the GLA development control toolkit<sup>36</sup> and other independent assessments which take account of the individual circumstances of a site, the availability of public subsidy and other scheme requirements. Boroughs are encouraged to review and bring forward surplus land in their own ownership to maximise their contribution to affordable housing provision, including the provision of land to affordable housing providers on a nil cost or discounted basis<sup>37</sup>.

3.72 The Mayor seeks to maximise affordable housing output and expects developers to make the most effective use of available affordable housing resources to achieve this objective. Exceptions to the use of the full amount of available public investment to maximise output should be limited to circumstances where:

- on the highest value sites, at least the maximum level of affordable housing which would normally be achieved with public subsidy can in fact be achieved by funding entirely from development value
- some circumstances where 'cascade agreements' are put in place to address uncertainties over the level of grant and amount of affordable housing to be delivered
- types of provision which comply with the definition of affordable housing but are subsidised in other ways such as directly through discounted land sale, or indirectly if they offer exceptional benefits which on balance justify departures from some normal planning requirements.

Supplementary guidance will be provided on these exceptional circumstances.

3.73 The Mayor wishes to encourage, not restrain, overall residential development. Boroughs should take a reasonable and flexible approach to securing affordable housing on a site by site basis. This Plan makes clear that affordable housing provision is a particular priority when securing developer contributions (Policy 8.2).

3.74 Affordable housing provision is normally required on-site. In exceptional circumstances it may be provided off-site or through a cash in lieu contribution ring fenced, and if appropriate 'pooled', to secure efficient delivery of new affordable housing on identified sites elsewhere. These exceptional

circumstances include those where, having secured an alternative site, it would be possible to:

- secure a higher level of provision
- better address priority needs, especially for affordable family housing
- secure a more balanced community
- better sustain strategically important clusters of economic activities, especially in parts of CAZ and the north of the Isle of Dogs where it might be part of a land 'swap' or 'housing credit' (Policy 2.11).

3.75 In making arrangements for assessing planning obligations, boroughs should consider whether it is appropriate to put in place provisions for re-appraising the viability of schemes prior to implementation. To take account of economic uncertainties, and in respect of schemes presently anticipated to deliver low levels of affordable housing, these provisions may be used to ensure that maximum public benefit is secured over the period of the development.

3.76 The design and quality policies in Policy 3.5 apply in full to affordable housing provision. The Mayor has published more specific guidance<sup>38</sup> on this which will be incorporated in the new Housing SPG, stressing the need for affordable housing to be integrated with the rest of the development and have the same external appearance as other housing.

### **POLICY 3.13 AFFORDABLE HOUSING THRESHOLDS**

#### **Planning decisions and LDF preparation**

- A Boroughs should normally require affordable housing provision on a site which has capacity to provide 10 or more homes, applying the density guidance set out in Policy 3.4 of this Plan and Table 3.2.

- B Boroughs are encouraged to seek a lower threshold through the LDF process where this can be justified in accordance with guidance, including circumstances where this will enable proposals for larger dwellings in terms of floorspace to make an equitable contribution to affordable housing provision.

3.77 Small developments make an important contribution to housing provision in London and must continue to help meet London's need for affordable as well as market housing. Affordable housing policy requirements should be applied across all the provision arising from sites which have the capacity to provide 10 or more homes. Boroughs are encouraged to set a lower threshold where appropriate in light of their local circumstances<sup>39</sup>. The capacity of sites should be assessed on the basis of Policy 3.4.

3.78 Affordable housing policy should be implemented in circumstances where application of Policy 3.4 to a site or other development opportunity would normally provide capacity for 10 or more homes but a proposal, such as one for larger homes, reduces this output below the affordable housing requirement threshold. Boroughs should ensure that such proposals make an equitable contribution to meeting affordable housing needs by applying affordable housing policy to all the capacity in terms of units which might normally be expected to come forward from the site through application of Policy 3.4. In this process boroughs may wish to draw on the space standards set out in Policy 3.5 and further detail in the new Housing SPG. Guidance on affordable housing requirements in connection with provision for older Londoners and student accommodation is included in paragraphs 3.51 and 3.52-53.