

JHM/TG/DP7457
14/04/2025

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Alison Dyson
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Planning Inspectorate
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Sent by email – alison.dyson@planninginspectorate.gov.uk

Dear Alison,

The Glassmill, 1 Battersea Bridge Road, London, SW11 3BZ 2024/1322
Appeal Reference - 6002127

Prior to closing of the Public Inquiry, the Inspector asked that the Parties provide any comments they may have on the recently published package of measures to support house building in London. These include the document dated 25 March 2026 published by MHCLG “Final package of support for housebuilding in London” (“MHCLG Document”) and the Mayor of London's LPG “Support for Housebuilding”, March 2026 (“Adopted LPG”).

The Appellant made reference to the Ministerial Statement and draft LPG in its Planning Proof of Evidence to the Public Inquiry, notably at paragraph 5.46 (CD 8.04). The Appellant has now reviewed the final MHCLG Document and the Adopted LPG and would make the following comments:

1. The publication of the emergency measures to support housebuilding in London is unprecedented. It reflects the acute housing crisis in London that is prevalent at this time and the urgent need to take action to achieve a step change in delivery of housing in London. This is amply reflected and described in paragraph 2 (page 1) of the MHCLG Document which states:

“These proposed measures recognised the particularly acute need in London to provide more families with safe and secure homes, and the significant challenges housebuilding in the capital has faced over recent years. Challenges including the impact of the Covid-19 pandemic, high interest rates, high construction costs, planning and regulatory complexity, dampened demand and poor site viability have stalled pipelines across the capital and mean that housebuilding in London has declined significantly. A lack of housing supply has serious impacts, with record numbers of children in temporary accommodation and too many Londoners struggling to afford a home where they live and work.” [emphasis added]



The Appellant's Planning Proof of Evidence set out at paragraphs 5.37 - 5.53 the situation in relation to the supply and a delivery of housing in the London Borough of Wandsworth and London, noting the considerable challenges and dramatic decline in housing delivery. That evidence was also heard at the Public Inquiry.

The MHCLG Document and Adopted LPG now reinforces the following:

- a. The critical importance of the issues dealt with in the Appellant's evidence on this matter (which is entirely consistent with the published materials). The Measures are no longer proposals and instead **now establish both the acute need referred to above and the urgency of addressing it**. The degree of urgency now formally established by MHCLG puts housing delivery on an emergency footing. By definition, this now therefore establishes the need for immediate and exceptional action.
 - b. The exceptional opportunity provided by the appeal scheme to address the need for immediate action, and in doing so deliver 110 homes, of which 50% are affordable homes, is even more critical in the context of an accepted acute need for housing in London at national and regional levels.
2. The LPG relaxes a number of design standards to aid the delivery of housing in London. The appeal scheme was designed to meet the highest standards of design in accordance with development plan policy and LPG guidance at the time.

The MHCLG Document (paragraph 7c, page 2) recognises that the current guidance on dual aspect units, number of units per core and cycle parking can constrain density. The removal of these constraints through updated guidance for the implementation of London Plan Policies T5 related to cycle parking standards, D6 on housing design standards and withdrawing relevant standards in the Large-Scale Purpose-Built Shared Living LPG and the Housing Design Standards LPG is consistent with the emerging NPPF (CD 4.02) which is seeking to remove constraints that reduce the ability to increase densification and deliver much needed housing (see paragraph 5.27, CD 8.04).

The fact that the appeal scheme would nonetheless comply with all of these standards while achieving density that contributes to a mixed and balanced community is of itself now deserving of significant weight.

3. The MHCLG Document confirms that the Government is to amend secondary legislation to reduce the referral threshold to the Mayor of London for residential schemes to 50 units. Whilst this does not directly affect the appeal scheme, it reinforces the seriousness within which the Government and Mayor of London is taking the delivery of housing in London and the measures it is taking to help London meet its housing needs during this housing crisis.

The Appellant considers that the publication of the MHCLG Document and the adopted LPG underlines in a compelling way the Appellant's case that substantial weight should be given to the delivery of inclusive, mixed tenure homes on the appeal site to meet the pressing housing needs of the Borough and London within both the market and affordable housing tenures.



The Appellant considers that the exceptional credentials of the appeal scheme and the exceptional need for immediate action outlined in the measures now adopted, provide a compelling case for unblocking investment in the appeal site.

Separately from these matters but arising from the enhanced weight to housing, which the Applicant believes flows from the emergency provisions, the Appellant (as it is entitled to as of right by statute) is considering asking the Secretary of State to recover this application. The Applicant will immediately draw the attention of the inspector and parties to any such application if made.

Yours sincerely,

JONATHAN H MARGINSON
DP9 Ltd.