

# Note on the status of the Mayor of London's Support for Housebuilding London Plan Guidance

## Background

The Mayor of London published the [Support for Housebuilding London Plan Guidance](#) (LPG) in March 2026.

The LPG sets out time-limited changes to cycle parking requirements and changes to housing design guidance, together with a new time-limited planning route for the delivery of affordable housing. It provides updated guidance for the implementation of London Plan 2021 policies T5 related to cycle parking standards, D6 on housing design standards which includes replacing and withdrawing relevant standards in the Large-Scale Purpose-Built Shared Living LPG and the Housing Design Standards LPG. In respect of affordable housing policy, it creates an additional time-limited emergency route which departs from policy H5 of the London Plan.

The Support for Housebuilding LPG isn't currently an examination document; however we propose to add it to our examination library, as it has been referred to as part of the examination.

## Status

The Mayor has no power to adopt Supplementary Planning Documents and uses his general powers to issue planning guidance. Such planning guidance does not form part of the statutory development plan. The Mayor summarises the status of London Planning Guidance:

"LPGs have no specific statutory weight and cannot create or change London Plan policies. However, they are considered to be a material planning consideration in the same way as SPDs at a borough level; and can add further, more detailed guidance as to implementation of the London Plan and assist in achieving key objectives in practice"<sup>1</sup>

The London Plan Guidance "Support for Housing" at paragraph 4.2 states that:

"The Mayor is introducing a new time-limited planning route, **which will operate in parallel to the existing Threshold Approach** to planning applications set out in Policy H5 of the London Plan. The new time-limited planning route **is a departure from Policy H4 Part A, Policy H5 and Policy H6 of the London Plan** and has been introduced as an emergency measure to help address the current significant downturn in housing delivery in London" (emphasis supplied)

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<sup>1</sup> [London Plan Guidance | London City Hall](#)

Paragraph 4.4.6 of the LPG provides that the LPG will apply until 31 March 2028.

## **Conclusion**

In summary:

- i) The London Plan's policies remain unaltered by the LPG;
- ii) The LPG has the status of an "other material consideration" within the development management context. It does not and cannot modify the London Plan's policies and is a temporary measure; and
- iii) The LPG applies to the determination of planning applications. The Mayor does not advise that it has any relevance to Local Plan preparation in London.

This reflects the correct legal position under the Planning and Compulsory Purchase Act 2004. As set out in TP01 General Conformity Topic Paper paragraph 2.6:

*"The requirement for conformity in respect of section 24 of the 2004 Act is with the "spatial development strategy". This is the strategy adopted by the Mayor under Part 8 of the Greater London Authority Act 1999, and which is to include "his general policies in respect of the development and use of land in Greater London" (section 334). The supporting / explanatory text does not form part of the spatial development strategy, which is set out in the strategic plan's policies. Noncompliance with supporting paragraphs does not therefore bring a plan out of general conformity".*

Equally, guidance contained in an LPG which is expressly recognised as being a *departure* from the development plan is not relevant to an assessment of whether a submitted local plan is in general conformity with the London Plan and therefore complies with section 24(1)(b) of the Planning and Compulsory Purchase Act 2004.