

Subject: The Management of Publicly Accessible Space in London

Report to: Planning and Housing Committee

Report of: Executive Director of Secretariat

Date: 7 June 2011

This report will be considered in public

1. Summary

- 1.1 This report seeks formal agreement for the final report of the Committee's review into the management of publicly accessible space in London.

2. Recommendation

- 2.1 **That the Committee agrees the report, *Public life in private hands: managing London's public space*.**

3. Background

- 3.1 On 13 October 2010 the Committee agreed to review the management of publicly accessible space in London. The review sought to examine the different approaches for managing publicly accessible space in London and to assess the Mayor's manifesto commitment to ensure access to public space is as unrestricted and unambiguous as possible, with the following term of reference:
- To review the Mayor's role in influencing the quality and accessibility of London's public spaces through planning policy and other measures.
- 3.2 The evidence base used for the investigation included over 40 written submissions from a wide variety of stakeholders and one full meeting of the Planning and Housing Committee with invited guests, which was held on 23 November 2010.
- 3.3 The report and its recommendations fall within the terms of reference.

4. Issues for consideration

- 4.1 A full list of the report's recommendations is attached as **Appendix 1** and the draft copy of the final report is attached as **Appendix 2**. The report has been attached to this agenda for Members only. It is available on the Assembly's web site at: <http://www.london.gov.uk/who-runs-london/the-london-assembly/publications/housing-planning>

- 4.2 Following agreement of this report it will be sent to a range of stakeholders. A future meeting of this Committee will receive a report of the comments made on the report's recommendation.

5. Legal Implications

- 5.1 The Committee has the power to do what is recommended in the report.

6. Financial Implications

- 6.1 There are no direct financial implications arising from this report. Financial implications for individual programme of work in 2011/12 will be dealt with separately in reports to the Committee as and when the Committee is required to make relevant decisions.

List of appendices to this report:

Appendix 1: Report recommendations

Appendix 2: Final draft report: *Public life in private hands: managing London's public space*

Local Government (Access to Information) Act 1985
List of Background Papers:
Agenda reports and transcripts of the Planning and Housing Committee meeting 23 November 2010: http://www.london.gov.uk/moderngov/ieListDocuments.aspx?CId=158&MId=4177&Ver=4
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Appendix 1: Report recommendations

Recommendation 1

The Mayor should consider developing Supplementary Planning Guidance (SPG) on the public realm once the Draft London Plan is adopted. This should take (draft) policy 7.5 (Public Realm)¹ as its starting point and set out:

- the importance of public spaces and what is expected from them in principle;
- clear guidance on how boroughs could approach the provision and design of public realm, what desirable minimum standards are in terms of access and use, and how subsequent management responsibilities can be negotiated between boroughs and developers;
- model planning and legal conditions;
- model clauses for Section 106, Community Infrastructure Levy (CIL) and similar agreements that boroughs can make use of where needed; and
- the benefit for boroughs of entering into these negotiations at the earliest point in any development application.

Recommendation 2

To assist the implementation of the Mayor's priorities for London's public realm (Draft London Plan policy 7.5) boroughs should be mindful, when preparing their LDFs, of:

- How public space is to be managed in any significant schemes; and
- How they will engage the community in both the design and the ongoing management process.

Recommendation 3

The Mayor should encourage boroughs to draw up meaningful written agreements with developers that secure the highest possible level of public access to managed public spaces in new developments, whether they are in public or private ownership. This would help boroughs ensure that their policies relating to public space management are taken forward into the implementation of schemes.

The Mayor should take the opportunity to reinforce the importance of written agreements through his comments on strategic applications received by boroughs, or in the rare occasions when he acts as the Local Planning Authority. Where useful, he should promote the application of guidance from any new Public Realm SPG.

The Mayor's comments on strategic planning applications should indicate where this requirement has been necessary and he should assess the impact of this recommendation at the end of the first year of the new London Plan's adoption.

¹ "London's public spaces should be secure, accessible, easy to understand and maintain, and incorporate the highest quality landscaping, planting, furniture and surfaces. ...". See Appendix 5 for the full text, the draft revised policy and for proposed changes to the policy.