

Subject: Intensification Areas

Report to: Regeneration Committee

Report of: Executive Director of Secretariat

Date: 3 November 2015

This report will be considered in public

1. Summary

- 1.1 This report provides background information to the Committee for its discussion with invited guests on Intensification Areas (IAs).

2. Recommendations

- 2.1 **That the Committee notes the report as background to a discussion with invited guests regarding Intensification Areas, and notes the discussion.**
- 2.2 **That the Committee delegates authority to the Chairman, in consultation with the Deputy Chair, to agree the arrangements for the Committee's site visit to an Intensification Area on 1 December 2015.**

3. Background

- 3.1 The Committee has agreed to hold a meeting to discuss IAs as part of its 2015/16 work programme.
- 3.2 At its meeting on 13 October 2015, the Committee agreed to use its meeting slot on 1 December 2015 for a site visit to one of the London Plan's Intensification Areas (IAs) on 1 December 2015 to support its scrutiny review of IAs.

4. Issues for Consideration

- 4.1 In the London Plan, the Mayor has designated seven IAs. These are: Farringdon/Smithfield; Haringey Heartlands/Woodgreen; Holborn; Kidbrooke; Mill Hill East; South Wimbledon/Colliers Wood; and West Hampstead Interchange. They are areas with adequate transport infrastructure that could accommodate additional homes and jobs growth. IAs differ to Opportunity Areas (OAs); OAs are typically bigger, with a larger quantum of new development potential, and may require additional infrastructure to facilitate growth.
- 4.2 The Committee plans to discuss the rationale for identifying IAs, the Greater London Authority (GLA's) selection process, and the impact of the designation on regeneration in the seven areas. The

Committee will use its meeting on 3 November 2015 primarily to receive a briefing from a member of the GLA's London Plan team, and it will invite other guests to comment on the role and effectiveness of IAs.

3 November discussion

4.3 The following guests have been invited to the Committee's meeting on 3 November 2015:

- Darren Richards, Strategic Planning Manager, GLA;
- Stephen Kelly, Assistant Director for Planning, LB Haringey; and
- Alex Williams, Director of Borough Planning, TfL;
- Faraz Baber, Head of Planning and Development Policy, London First.

Other guests will be invited as appropriate.

4.4 The meeting will look to explore the following issues:

- The rationale for designating IAs;
- How IAs relate to other Mayoral zonal models, such as Opportunity Areas, Housing Zones, and Growth Areas;
- The distinct roles of the GLA, boroughs, and TfL in supporting regeneration in the IAs;
- The level of support provided by TfL and the GLA to boroughs to progress development in IAs;
- The progress of development and the difference IA designation has made, and
- The future for IAs in the next mayoral term.

1 December site visit

4.5 The Committee plans to visit an Intensification Area. Members will meet with the relevant local authority (and other partners, as appropriate) to receive a briefing on regeneration in the area. It is recommended that the Committee delegates authority to the Chairman, in consultation with the Deputy Chair, to agree the arrangements for the site visit.

5. Legal Implications

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

6. Financial Implications

6.1 There are no direct financial implications arising from this report.

List of appendices to this report:

None

Local Government (Access to Information) Act 1985

List of Background Papers: None

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