

8 Implementation, Monitoring and Review

Policy 8.1 | Implementation

Strategic

A The Mayor will work collaboratively to deliver a positive approach to enabling new development in London, optimising land use and promoting/enabling locations for strategic development. In particular the Mayor will work with boroughs and other key stakeholders to ensure the effective development and implementation of the proposed Community Infrastructure Levy.

8.1 This chapter of the plan sets out the Mayor's approach to implementing the London Plan to ensure delivery of his vision, objectives and detailed policies. It is based on two fundamental approaches:

1. Collaboration across London

8.2 The Mayor recognises the complexities of delivering new development in London, with a wide range of organisational, infrastructure and other issues that have to be considered. The most effective way of achieving delivery is to work together in a collaborative manner towards agreed goals. The Mayor is committed to engagement with all groups and individuals concerned with planning for London, including:

- Government from national to local level
- other public bodies/agencies
- private businesses and trade/representative bodies
- voluntary and community sector groups

8.3 Planning for London is also affected by constant and rapid change. This can include change to legislation, guidance and procedures, economic, social or technological change. Change is inevitable and (generally) desirable. Again, good collaborative working will help to ensure that Londoners and relevant organisations are kept informed about changes and how they may affect the delivery of new development and the improvement of every Londoner's quality of life.

2. Plan-Monitor-Manage

8.4 As Chapter 1 points out, the Mayor recognises that in a city as dynamic as London it is impossible to anticipate all the ways in which change will happen. This Plan is based on a number of projections based on the best research and evidence available when this document was prepared. While these give a sound basis for the Plan's overall direction and policies, it is important to understand that circumstances can change. It is vital that we can adjust, especially to changes that could give rise to re-consideration of the Plan's direction or policies, either in part or in whole. This approach is at the heart of the plan-monitor-manage process.

8.5 The London Development Database (LDD) is a live monitoring system for planning applications, permissions and completions across London. It draws on information provided by the London boroughs with a central co-ordinating and management role at the GLA. It is a valuable resource

for monitoring development trends; it also supports the production of the London Plan Annual Monitoring Report (AMR) and provides a wide range of other specific development monitoring reports for all or parts of London.

- 8.6 The Annual Monitoring Report is a key element in the Plan – Monitor – Manage cycle. It enables the Mayor and others to pay attention to emerging trends in between full reviews of the London Plan. Previous AMRs have been an important factor in developing this replacement London Plan and the Mayor will use future AMRs to monitor the impact of the London Plan and ensure that it is kept up to date and relevant.

Planning Obligations and the Community Infrastructure Levy Strategic

Policy 8.2 | Planning obligations

- A The Mayor will provide guidance for boroughs and other partners on the preparation of frameworks for negotiations on planning obligations in DPDs, reflecting the strategic priorities set out below. In particular, the Mayor wishes to develop with boroughs a voluntary system of pooling contributions for the provision of facilities related to proposed developments.

Planning decisions

- B When considering planning applications of strategic importance, the Mayor will take into account, among other issues, the existence and content of planning obligations.
- C Development proposals should address strategic as well as local priorities in planning obligations.

- D Affordable housing; supporting the funding of Crossrail where this is appropriate (see Policy 6.5); and other public transport improvements should be given the highest importance. Where it is appropriate to seek a Crossrail contribution in accordance with Policy 6.5, this should generally be given higher priority than other public transport improvements.
- E Importance should also be given to tackling climate change, learning and skills, health facilities and services, childcare provisions and the provision of small shops.

LDF preparation

- F Boroughs should set out a clear framework for negotiations on planning obligations in DPDs having regard to central Government policy and guidance and local and strategic considerations to the effect that:
- a It will be a material consideration whether a development makes an appropriate contribution or other provision (or some combination thereof) towards meeting the requirements made necessary by, and related to, the proposed development
 - b Negotiations should seek a contribution towards the full cost of all such provision that is fairly and reasonably related in scale and kind to the proposed development and its impact on a wider area
 - c Boroughs must refer to planning obligations that would be sought in the relevant parts of the DPDs (such as transport and housing policies).

- 8.7 Planning obligations are an important aspect of major planning applications. Their use balances the impacts of development. London boroughs have a range of locally based priorities to be fulfilled through planning obligations (or 'section 106 agreements'). Some boroughs have

Supplementary Planning Documents setting out these priorities and the likely scale of contributions that different types of development are likely to require.

- 8.8 The Mayor takes a London wide overview of the strategic priorities that London needs. Over the past decade or so the two lead priorities have consistently been affordable housing and transport, this situation continues, with now an added emphasis on contributions toward the Crossrail funding package (see Policy 6.5).
- 8.9 Other important priority uses for s106 funding that generally apply across London are measures to mitigate and adapt to climate change, the improvement of learning and skills, improved healthcare, child care facilities and small shops.

Policy 8.3 | Community infrastructure levy

Strategic

- A The Mayor will work with Government and other stakeholders to ensure the effective development and implementation of the proposed Community Infrastructure Levy.
- B The Mayor will prepare guidance for boroughs and other partners setting out a clear framework for application of the Community Infrastructure Levy to ensure the costs incurred in providing the infrastructure which supports the policies in this plan (particularly public transport – including Crossrail – see Policy 6.5) can be funded wholly or partly by those with an interest in land benefiting from the granting of planning permission.
- 8.10 Looking to the future, the Government has indicated that it intends to introduce a Community Infrastructure Levy (CIL).

This is expected to set a framework where all developments will make a contribution to the infrastructure that a successful and sustainable city needs, and it may substantially replace use of section 106 agreements other than for site specific requirements. The Government is currently consulting on draft regulations to implement the new system, which will not be implemented finally until April 2010 at the earliest. Given this, the Plan does not attempt to set a strategic policy for CIL in London. When the CIL proposals are implemented, the Mayor will work with boroughs and other key stakeholders to ensure its effective development and implementation across London, recognising both local and strategic needs.

Monitoring

Policy 8.4 | Monitoring and review

Strategic

- A The implementation of the London Plan will be kept under review using the Key Performance Indicators set out in Table 8.1 and reported in the Annual Monitoring Reports.
- B The Mayor will produce an Implementation Plan which will include a range of strategic actions that the Mayor and key stakeholders will deliver to ensure the implementation of this Plan. An indication of the contents of the Implementation Plan is set out in Table 8.2 below and progress will be reported annually alongside the Annual Monitoring Report.
- C The London Plan will be reviewed regularly to reflect trends identified in the Annual Monitoring Report and any other relevant changes to London's situation.

8.11 It is important to retain a succinct set of targets against which to monitor the Plan so that it is easy for everyone with an interest to assess the extent to which the objectives and policies in this Plan are being successfully implemented and to understand the key trends. These have to be deliverable within the resources available and capable of maintaining a high level of consistency with previous monitoring in order to generate a meaningful time series of data.

8.12 The monitoring regime of the previous London Plan was based on 28 Key Performance Indicators (KPIs). It has been recognised that some of these were ineffective. However, it is also important to retain useful KPIs as the real value of monitoring is in building up a time series of performance, which will assist in identifying trends and creating suitable policy responses. The new set of 24 KPIs is listed in Table 8.1; these will be monitored in the Annual Monitoring Report, to be published each February.

Table 8.1 Key Performance Indicators

No	Key Performance Indicator	Target
1	Maximise the proportion of development taking place on previously developed land.	Maintain at least 96 per cent of new residential development to be on previously developed land
2	Optimise the density of residential development	Over 95 per cent of development to comply with the housing density location and SRQ matrix
3	Minimise the loss of open space	No net loss of open space designated for protection in LDFs due to new development
4	Increase the supply of new homes	Completion of 33,380 additional homes per year

5	An increased supply of affordable homes	Completion of 13,200 additional affordable homes per year
6	Reducing Health Inequalities	Reduction in the gap between life expectancy at birth of Londoner's living within the 11 Spearhead PCTs vs the 20 remaining PCTs, 2011–2031
7	Sustaining economic activity	Increase in the proportion of working age London residents in employment 2011–2031
8	Ensure that there is sufficient development capacity in the office market.	Stock of office planning permissions to be at least three times the average rate of starts over the previous three years
9	Ensure that there is sufficient employment land available	Release of industrial land to be in line with benchmarks in the Industrial Capacity SPG
10	Loss of garden land to residential development	No more than 120 residential units to be developed on garden land/year
11	Increased employment opportunities for those suffering from disadvantage in the employment market	Reduce the gap in unemployment rates between BAME groups and the white population and reduce the gap between lone parents on income support in London vs England & Wales average
12	Improving the provision of social infrastructure and related services.	An increase in the provision of childcare places per 1000 under fives, particularly in Regeneration Areas
13	Improving the provision of social infrastructure and related services.	School places to match School Role Projections Note: Dependent upon school role projections being made available

14	Achieve a reduced reliance on the private car and a more sustainable modal split for journeys	Use of public transport per head grows faster than use of the private car per head
15	Achieve a reduced reliance on the private car and a more sustainable modal split for journeys.	Zero traffic growth in central and inner London, and traffic growth in outer London reduced to no more than 5 per cent
16	Achieve a reduced reliance on the private car and a more sustainable modal split for journeys	Increase the share of all trips by bicycle from 2 per cent in 2009 to 5 per cent by 2026 As measured by DfT
17	Achieve a reduced reliance on the private car and a more sustainable modal split for journeys	A 50 per cent increase in passengers and freight transported on the Blue Ribbon Network from 2011–2021
18	Increase in the number of jobs located in areas with high PTAL values	Maintain at least 50 per cent of B1 development in PTAL zones 5–6 and at least 90 per cent of B2 and B8 development in Zones 0–2
19	Protection of biodiversity habitat	No net loss of designated Sites of Importance for Nature Conservation
20	Increase in municipal waste recycled or composted and elimination of waste to landfill by 2031	At least 45 per cent of waste recycled/composted by 2015 0 per cent to landfill by 2031
21	Reduce carbon dioxide emissions through new development	For strategic developments achieve zero carbon in residential development by 2016 and zero carbon in all development by 2019

22	Increase in energy generated from renewable sources	Production of xxGWh of energy from renewable sources by 2026 The target will be developed in accordance with a Regional Renewable Energy Assessment in 2010, as required by Office for Renewable Energy Deployment
23	Improve London's Blue Ribbon Network	Restore 15km of rivers 2009–2015
24	Protecting and improving London's heritage and public realm	Reduction in the proportion of buildings at risk as a percentage of the total number of listed buildings in London

Implementation Plan

8.13 A key aspect of this London Plan is the introduction of an Implementation Plan as suggested in PPS11: Regional Spatial Strategies. The Implementation Plan will be published as a separate document to the London Plan and will be monitored with progress reported annually within or alongside the Annual Monitoring Report (i.e. each February). The Implementation Plan will not set out every activity that the Mayor and GLA group will undertake. Instead it will identify the key actions that are necessary to deliver the London Plan. The Implementation Plan will also include key activities by other organisations whose commitment is important to the delivery of the London Plan. It can be expected that many of the actions will be collaborative work between two or more key agencies. Table 8.2 sets out an indication of some of the key actions to be included in the Implementation Plan. Note this table will be removed from the final London Plan as the Implementation Plan itself will be published.

Table 8.2 Indicative Actions for the Implementation Plan

Action	Lead	Partners	Timescale
Delivering Development in London's places			
Produce Planning frameworks for Opportunity Areas	GLA	Boros LDA TfL	2010–2014
Produce Planning Frameworks for Intensification Areas	Boros	GLA LDA TfL	2010–2014
Establish Business Improvement Districts	Boros	GLA LDA	Ongoing
Carry out regular Town Centre Health Checks	Boros, GLA		Ongoing
Assemble a local evidence base for night time economy	Boros	Various	Ongoing
Produce Olympic Legacy Strategic Planning Guidance	GLA		2009–2011
Produce Olympic Legacy Masterplan Framework	LDA	GLA Boros ODA	2009–2011
Development of Wandle Valley Regional Park Implementation Framework	Boros x4	NE EA GLA	2009 – on
Housing delivery			
Deliver 50,000 affordable homes	HCA		2008–2011
Housing Strategy & SPG	GLA		2009–2010
Update Strategic Housing Land Availability Assessment	GLA	Boros	2014
Update Strategic Housing Market Assessment	GLA	Boros	2014
Land Use management			
Identify land for waste management, including hazardous waste	Boros	GLA	Ongoing
Prepare WHS Management Plans	Site Owners	Boros EH	Ongoing
Identify and promote a site for a boatyard	GLA	LDA PLA TfL	2012
Carry out Office Policy Review every 1–2years	GLA		Ongoing
Manage the Office Policy Review Panel	GLA		Ongoing
Identify sites for Cultural Quaters	Boros	Developers, London Living Places	Ongoing
Planning Policy Development			
Revise Sustainable Design and Construction SPG	GLA	Boros	2009–2011
Revise Industrial Capacity SPG	GLA	Boros	2010–2011
Revise Accessible London SPG	GLA	Boros	2010–2011
Produce Town Centres SPG	GLA	Boros	2009–2011
Produce CAZ SPG	GLA	Boros	2009–2011
Produce Renewable Energy SPG	GLA	Boros	2009–2011
Finalise London View Management Framework SPG	GLA	Boros	2010
Finalise Planning Obligations for Crossrail SPG	GLA		2010

Produce guidance on All London Green Grid SPG	GLA LDA	Boros	2010–2012
Produce and maintain a Renewable Energy Feasibility Study	GLA	Boros	Ongoing
Produce guidance on the application of S106 and /or the Community Infrastructure Levy in London	GLA	Boros	2010–2011
Research affordable housing for the elderly.	GLA HCA	Boros	2010–2012
Produce guidance on Borough Tree Strategies	Forestry Comm.	GLA Boros	2010–2011
Research London’s burial space needs	GLA	Boros Cemetery Providers	2009–2011
Best practice guidance on the control of dust and emissions from construction and demolition	London Councils GLA	Boros	2010–2011
Update Retail Needs Assessment	GLA	Boros	2010–2012
Update Safeguarded Wharves Implementation Report	GLA	PLA Boros Operators	2010–2011
Research Water Neutrality Concept	GLA	Water Companies Boros EA	2010–2012
Transport Infrastructure			
To update progress on Table 6C			
Promotion of river passenger transport through Concordat Group	TfL River operators	LDA Boros GLA	ongoing
Increased pier provision in central London for river passenger services	TfL	GLA LDA PLA Boros	2015
Promotion of river freight transport including bringing disused wharves into operation	TfL GLA LDA	PLA Boros LTGDC	Ongoing 3 wharves by 2012
Social Infrastructure			
Identify and meet the needs for new health facilities	GLA	NHS PCTs HUDU Boros	2010–2012
Manage Higher and Further Education Forum	GLA	H&F Education Providers Boros 2010 – on	
Develop a strategic approach to increasing childcare provision	GLA	Boros	2010–2012
Develop a sub-regional approach to planning for social infrastructure	GLA	Boros Sub regional partnerships	2010–2012
Develop Sports Facilities Strategy	GLA	Sport England Boros	2010–2012

Work with the voluntary and community sectors to develop their role in the delivery of skills, training and services and community empowerment	GLA	Voluntary sector organisations	Ongoing
Utility/Green Infrastructure			
Delivery of Thames Tideway Sewer Tunnels	Thames Water	EA Boros Defra	2009–2020
Development of main sewage treatment works	Thames Water		2010–2018
Development of strategic reservoir	Thames Water	EA	2015–2026
Ensure appropriate capacity in water supply infrastructure to match London Plan growth projections	GLA	Thames Water Three Valleys Essex & Suffolk Sutton & E Surrey	Ongoing
Ensure appropriate capacity in electricity transmission and distribution to match London Plan growth projections	GLA	National Grid EDF Scottish & Southern	Ongoing
Ensure appropriate capacity in gas transmission and distribution to match London Plan growth projections	GLA	National Grid Southern Gas	Ongoing
Implementation of the Green Grid	Boros	GLA LDA	Ongoing
Implementation of Thames Estuary 2100 Tidal Flood Risk Management	EA	Boros Land owners	Ongoing
Implementation of Catchment Flood Management Plans	EA	Boros Land owners	Ongoing
Delivery of a strategic surface water management plan for London and more detailed plans for high risk areas through Drain London	GLA	Drain London Forum	2009–2012
Implementation of London Rivers Action Plan	EA	Boros GLA	Ongoing
Implement the River Basin Management Plan	EA	Boros	Ongoing
Climate Change Mitigation and Adaptation			
Energy Masterplanning Borough Support Programme	GLA	Boros, LDA, London Councils	2009–2012
London Heat Map Tool (Energy Masterplan for London)	GLA	LDA	Ongoing (Launch 2009)
Supporting the deployment of decentralised energy networks	GLA/LDA	Boros	Ongoing
Regional Renewable Energy Assessment	GLA/LDA		2010–2012
Home Retrofit Programme	GLA	Boros, LDA	Ongoing (Launch 2009–2010)
Green Tourism for London	Visit London	Various	2010–2014
Inter Regional Working			
Maintain the Inter Regional Forum	GLA	SE & EoE	Ongoing
Cross boundary working on corridors	GLA	SE & EoE	Ongoing
Promote Planning in London			

Award annual prizes for planning achievement	GLA	London First RTPI London Councils	Ongoing
Annual Planning Conference	GLA	Boros	2010
Work with the EU to secure a higher profile for urban affairs and more funding to promote sustainable urban development, including C-Change project	GLA	EU DCLG	Ongoing
Share experience of planning for London with other world cities	GLA		Ongoing

Looking to the future

8.13 Chapter 1 noted that change is the only constant in London. Inevitably, new trends, issues and ideas will emerge over the period to 2031 which will have to be taken up in monitoring and reviewing the Plan and in taking the decisions about how we plan for our city's future. These might include changes to population trends, the world's economy and London's place within it or the effects of climate change. The Mayor will continue to ensure the London Plan is responsive to the fast-moving needs of the capital over the period of this Plan and beyond.

