

# **The London Plan**

## **Examination in Public 2018-2019**

### **Panel Note No. 1:**

## **Preliminary Information about the Examination in Public**

**August 2018**

**Panel appointed by the Secretary of State:**

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**Webpage:** [Examination in Public for the draft New London Plan | London City Hall](#)

## **Introduction**

1. In accordance with section 338(3) of the Greater London Authority Act 1999 (as amended) ("the GLA Act"), the Secretary of State has appointed a Panel to conduct an examination in public ("EIP") of the London Plan.
2. This Panel Note No. 1 is intended to set out, at an early stage, some basic information about the EIP for the benefit of those who may wish to be involved.

## **The London Plan**

3. The London Plan is the statutory Spatial Development Strategy for Greater London prepared by the Mayor of London ("the Mayor") in accordance with the GLA Act and associated regulations<sup>1</sup>.
4. The legislation requires the London Plan to include the Mayor's general policies in respect of the development and use of land in Greater London and statements dealing with general spatial development aspects of his other strategies<sup>2</sup>. The Plan must deal only with matters which are of strategic importance to Greater London, and the Mayor is required to have regard to the need to ensure that the London Plan is consistent with national policies<sup>3</sup>. When published in its final form the Plan will comprise part of the statutory development plan for Greater London<sup>4</sup>.
5. A draft new London Plan was published by the Mayor for consultation in December 2017. The consultation period ended on Friday 2 March 2018. Over 20,000 representations were received from around 4,000 individuals and organisations ("representors"). Copies of all representations, along with summaries prepared by the Greater London Authority ("GLA"), were received by the Panel on Monday 16 July 2018.
6. The Mayor has published Minor Suggested Changes to the draft London Plan. These are intended to respond to the consultation by updating matters of fact and providing clarification. Further changes may be suggested by the Mayor in due course in response to matters raised by the Panel, or discussions at the EIP. The Panel will consider all such changes suggested by the Mayor and refer to them as appropriate in their report.

## **The Panel**

7. The Panel appointed by the Secretary of State to conduct the EIP of the draft London Plan comprises Roisin Barrett, William Fieldhouse and David Smith. All three are Planning Inspectors and independent of the Mayor and Greater London Authority ("GLA").

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<sup>1</sup> The Town and Country Planning (London Spatial Development Strategy) Regulations 2000 ("the regulations").

<sup>2</sup> GLA Act section 334.

<sup>3</sup> GLA Act sections 334 and 41.

<sup>4</sup> Planning and Compulsory Purchase Act 2004 (as amended) section 38.

8. The role of the Panel is to determine the matters that affect the consideration of the London Plan (“matters”) and the persons who may take part in the EIP (“participants”), and to make a report in writing to the Mayor<sup>5</sup>.

### **The Panel Secretariat**

9. The Panel Secretary is Carmel Edwards and the Panel Assistant is Jinder Ubhi.
10. The Panel Secretary and Assistant are independent of the Mayor and GLA and are acting as officers under the direction of the Panel. They are responsible for recording and circulating all material, maintaining the EIP library and website, and organising the EIP sessions. They will act as a channel of communication between the Panel and all parties, including the Mayor, GLA officers and representors.
11. Any queries about the EIP should be raised with the Panel Secretary or Assistant who will provide guidance and advice, having liaised with the Panel and/or GLA if necessary.

### **The Examination in Public**

12. Copies of all representations about the London Plan that were received by the GLA by 2 March 2018 have been submitted to the Panel along with the GLA summaries and the Mayor’s Minor Suggested Changes. The Panel will have regard to the representations and Minor Suggested Changes. They will consult with the Mayor before preparing a draft list of matters and participants that will be published for consultation not later than 12 weeks before the opening of the EIP. The Panel will consider any representations about the draft list of matters and participants made within 28 days, and consult the Mayor, before finalising the list of matters and participants. The final list will be published at least 6 weeks before the EIP opens<sup>6</sup>.
13. Written statements may be made on the matters to be examined both by those invited to participate in the EIP and others. Statements must be shorter than 2,000 words in length and received by the Panel Secretariat at least 3 weeks before the opening of the examination<sup>7</sup>. Specific deadlines will be set for the receipt of written statements in due course. No written material should be submitted after the deadlines set, including at the EIP sessions, unless this has been specifically requested by the Panel.
14. The Panel may hold seminars relating to a limited number of technical matters prior to the first EIP sessions. The purpose of these would be to clarify the supporting evidence and establish matters of fact in order to reduce the scope of the matters that need to be considered at the EIP. Any such seminars would be held before the deadline for submission of written statements.
15. All EIP sessions will be open to the public to observe and will be held in City Hall, London. They will take the form of structured discussions led by one or

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<sup>5</sup> GLA Act section 338 and regulation 8(7).

<sup>6</sup> Regulations 8(1) to 8(4).

<sup>7</sup> Regulations 8(5) and 8(6).

more of the Panel members relating to the defined matters. The Panel will adopt an inquisitorial approach, and all participants will have the opportunity to speak.

16. The Panel's written report will set out its findings in relation to the EIP matters and may include recommendations relating to the content of the draft London Plan or associated matters. The Panel will take account of the written statements, the discussions at the EIP, and all changes to the draft Plan suggested by the Mayor. However, the report will not respond to all representations made about the draft Plan.

17. The Mayor may not publish the London Plan until after he has received the Panel report. The London Plan to be published by the Mayor may be in the form of the December 2017 draft or as modified to take account of the representations made about it, any direction by the Secretary of State, the Panel report, or any other material considerations. If the Mayor proposes not to accept any recommendation contained in the Panel report he must publish and send to the Secretary of State a statement of his reasons<sup>8</sup>.

## **National Policy**

18. A revised version of the National Planning Policy Framework ("NPPF") was published on 24 July 2018. The transitional arrangements state that the policies in the previous NPPF (2012) will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019. For spatial development strategies (including the London Plan), "submission" in this context means the point at which the Mayor sends to the Panel copies of all representations made in accordance with regulation 8(1)<sup>9</sup>.

19. The Panel will therefore conduct the EIP in the context of the policies in the 2012 version of the NPPF, along with other relevant national policy and guidance.

## **Key Stages in the Examination in Public**

20. Provisional dates for key stages in the EIP are as follows:

- End of August 2018 - Panel consult the Mayor on a draft list of matters and participants.
- Mid September - Publication of draft list of matters and participants.
- Mid October – deadline for comments on draft list of matters and participants.
- Early November - Technical seminars (if necessary).
- Early November - Publication of final list of matters and participants (at least 6 weeks before EIP starts).
- Early December – first deadline for written statements in response to EIP matters.
- Mid January to May 2019 - EIP hearing sessions.
- Summer 2019 - Panel report.

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<sup>8</sup> GLA Act section 337 and regulation 9.

<sup>9</sup> NPPF (2018) paragraph 214 and footnote 69.

21. Information about the EIP, including about the timetable, will be provided on the examination website and further Panel Notes will be published in due course.

**Further Information**

22. Any queries about the content of this note should be taken up with the Panel Secretary.

*Roisin Barrett*

*William Fieldhouse*

*David Smith*

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*End of Panel Note No. 1*