

Outer London Commission Questions to inform the full review of the London Plan

For written submissions, please note that the deadline is **Friday 11th September**.

Growth Options

The Commission are interested in hearing your answers to the following in the context of within London and/ or an approach which looks at options outside London.

- G1 How important is it to maintain a balance between housing and employment in a growing post-industrial city? What do you think the right balance is?
- G2 If London continues to expand the housing pipeline/ allocations, will that distort the balance between housing and employment? What significant effects might that have within different parts of outer London?
- G3 What type of workspace/ employment land will be required in the future relative to trends in the existing stock? Does this require a policy approach which extends beyond London?
- G4 In the context of meeting London's growth, what contribution should the following mechanisms make to helping to meet the challenge of delivering increased levels of housing?
- Increasing outer London densities, particularly through suburban renewal
 - More housing at higher densities in town centres and Opportunity Areas/ Intensification Areas with good public transport
 - Greater cumulative contribution of small scale sites, such as infill
 - Selective release of London's greenbelt around public transport nodes for housing (or consolidation of employment)
 - Densification of built up areas beyond London (new towns; garden cities, suburban extensions)

For each, where might there be particular opportunities, how could this be supported and what / where are the specific challenges and constraints (eg what impact might this have on character and context; land values; balance between housing and employment; access to particular types / lower cost employment space, infrastructure requirement, etc).

- G6 Would it be worth considering growth 'corridors' (eg as with LSCC and linked to existing / potential public transport) in terms of enabling an integrated housing / employment / cross-boundary strategy...and if so, which corridors could be a focus (eg associated with CR2, HS1, HS2, CR1 extensions, C2C improvement, Gatwick)?

- G7 How can we maximise the benefits of growth regionally, sub-regionally and locally; and mitigate concerns? (eg provision of supporting social and community infrastructure; greater focus on place-making; re-provision in the new development of social housing)
- G8 Does the London Plan density matrix need to be reviewed (eg PTAL splits, characterisation, the ranges themselves), or is it better to keep it as a benchmark and use it to bargain for higher quality / more social infrastructure / more affordable housing?
- G9 Have you any suggestions for new Opportunity/Intensification Areas; or medium sized town centres suitable for higher density, housing led renewal/redevelopment?

New Approaches to Regional Co-ordination

Function

- R1 Should London and the wider south east be viewed as one area for managing growth? What are the planning implications of this for housing and jobs growth and strategic infrastructure provision?
- R2 Which strategic policy issues affecting this part of London would benefit from being considered through some co-ordination of planning with authorities across the wider south east as a whole, or with representative of adjoining sub -regions?
- R3 Should new co-ordinating arrangements only consider pan-regional or also cross-boundary issues? At what level does an issue go from being cross boundary to pan-regional?
- R4 How could useful co-operative relationships be built (over time) across the border, going beyond the statutory requirements under which the Mayor and LPAs work? How can any value be added to this process?
- R5 How could new co-ordination arrangements usefully promote and enable the development of a common evidence base, and a shared understanding of how local and sub-regional economies, housing markets and labour markets interact and to what extent could it do this effectively?
- R6 How could new co-ordination arrangements facilitate the identification of different views among its members? And how might these different views be accommodated?

Form

- R7 Which geographical area should new co-ordination arrangements cover? Should it vary depending on the issue?
- R8 Who could constitute the membership? How many local authority representatives, how many LEP representatives and others should be directly involved?
- R9 What should be the format of new co-ordination arrangements, and how many layers should it have? For example, should it include a regional plenary for all members and/or sub-committees for specific issues/ areas? Plus a political leadership group and officer servicing group?
- R10 How should new co-ordination arrangements be managed and by whom, and how should the required resources be shared? and how should it engage with its constituents/ the public?
- R11 How should new co-ordination arrangements relate to and work with structures and bodies within London?
- R12 Should an evolutionary or incremental approach be taken to the development of new co-ordination arrangement, capable of adapting to changing circumstances – or should it be firmly fixed from the outset?

Barriers to Housing Delivery

- H1 What are the particular barriers holding back delivery of new housing in this sub region?
- H2 What is constraining the private sector from translating London's pipeline of approved homes into completions, in terms of:
- developer sales practices and private sector concerns about market absorption;
 - the scale of land banking and the number of approved sites owned by firms that do not actually build houses;
 - the range and size of housebuilding firms in London and the level of competition within the development sector; and
 - private sector capacity and skills shortages.
- H3 What potential is there in Outer London for:
- purpose built long-term, private rented sector housing (PRS)?
 - specialist housing for students and older Londoners?
 - housing intensification through estate regeneration schemes?
 - the delivery of higher density development in town centres, taking into account land ownership constraints and the surrounding suburban context?
- H4 What are there practical measures boroughs can take to boost supply, such as:
- providing a more certain and speedy development management process for large developments prior to and following outline planning consent (eg s106 negotiations, use of conditions and condition discharge);
 - greater use of CPO powers;
 - wider application of the Housing Zones model to address particular local delivery challenges, working closely with the private sector and other stakeholders;
 - widening the pool of identified and allocated large sites in Local Plans;
 - providing a more positive and certain policy and development management framework for small scale/infill development in order to support small and medium sized house builders;
 - requiring large sites to be parcelled up and split between a number of different developers in order to address slow build out rates and potential land banking; and
 - conditioning minimum levels of housing output on large sites over a fixed short to medium term horizon.
 - exploring the potential scope for 'use it or lose it' powers.
- H5 What potential role could local authorities play in building houses, especially on surplus public sector owned land? What are the financial and regulatory obstacles that need to be

overcome to enable local authorities to contribute more directly to house building in London?

- H6 Is there an issue about skills and capacity within local authorities in delivering planning consents for large scale developments?
- H7 What role could modern methods of construction play in boosting private sector build out rates?