

## REQUEST FOR ASSISTANT DIRECTOR DECISION – ADD2476

### Title: Royal Docks and Beckton Riverside OAPF – PPA Agreements

#### Executive Summary:

In June 2019 the Mayor agreed within MD2475 a standing delegation to the Assistant Director of Planning to enter into bespoke Planning Performance Agreements (PPAs) for complex planning schemes up to a cap of £250,000. This was on the basis that costs would be recovered from the developer to cover GLA officer, and if required consultant, costs. The delegation was to be exercised through an ADD decision form for each PPA.

A PPA for £160,000 has been agreed with the two of the landowners who both have significant development aspirations in the area.

#### Decision:

That the Assistant Director of Planning approves:

1. The Planning Performance Agreement for £160,000 expenditure in respect of the preparation of the Royal Docks and Beckton Riverside OAPF (RD+BR OAPF); and
2. The receipt of:
  - a) £80,000 on a cost recovery basis from the developer St William; and
  - b) £80,000 on a cost recovery basis from the developer Aberdeen Standard Investment (ASI).

#### AUTHORISING ASSISTANT DIRECTOR/HEAD OF UNIT

I have reviewed the request and am satisfied it is correct and consistent with the Mayor's plans and priorities.

It has my approval.

**Name** Lucinda Turner

**Position:** Assistant Director of Planning

**Signature:**



**Date:**

24 November 2020

## PART I - NON-CONFIDENTIAL FACTS AND ADVICE

### Decision required – supporting report

#### 1. Introduction and background

- 1.1 Planning Performance Agreements were formally introduced into the planning system on 6 April 2008 and are principally aimed at major planning applications that need substantial amounts of officer time and negotiation throughout the life of the scheme and allow officers to improve the quality of schemes that are eventually submitted as planning applications and determined. They also allow the GLA to charge for officer time taken up by the larger scale strategic schemes.
- 1.2 A Mayoral decision (MD2475) was agreed on 11 June 2019 which gave delegated authority to the Assistant Director of Planning to enter into Planning Performance Agreements (PPAS) up to a cap of £250,000.

*What is the Royal Docks and Beckton Riverside OAPF?*

- 1.3 The Royal Docks Beckton Riverside Opportunity Area Planning Framework (RD+BR OAPF) is a strategic framework that plans development of the of the Royal Docks and Beckton Riverside Opportunity Area (RD+BR OA). This includes new homes, jobs, transport, infrastructure, and social and community uses. The RD+BR OA is one of the largest regeneration areas in London and is in the heart of the Thames Gateway. The draft London Plan estimates an indicative capacity of 30,000 new homes and 42,500 new jobs could be accommodated in the OA up to 2041.
- 1.4 The OAPF is being prepared jointly by the Mayor of London (Greater London Authority and Royal Docks Team), Transport for London (TfL), and the London Borough of Newham (LBN). The OAPF promotes the Mayor of London's approach to Good Growth as set out in the draft London Plan, which means growth that is inclusive and that benefits all Londoners.
- 1.5 The RD+BR OAPF can:
- help guide where new homes, jobs and infrastructure are built up to 2041;
  - inform future Local Plan policy reviews by LBN; and
  - be considered when deciding planning applications that fall within the OA boundary.
- 1.6 The RD+BR OAPF will be supplementary guidance to the new London Plan. The RD+BR OAPF does not establish new policies and must be read in the context of the draft London Plan and LBN Local Plan.
- 1.7 The Project Programme for the RD+BR OAPF:

Date	Phase of programme
Spring 2019	RD+BR OAPF Project Inception
October-December 2020	RD + BR OAPF Vision and Principles Engagement
January 2021	Initial Draft RD+BR OAPF Draft Transport Strategy
April 2021	Consultation Draft RD+BR OAPF
June – August 2021	Formal Consultation on Draft RD+BR OAPF (12 weeks)
October – December 2021	Revisions
February 2022	Adoption

## **2. Objectives and expected outcomes**

2.1 The principal objective is to maintain an effective high-quality strategic planning service at a time of pressure on resources and growing external and corporate demands by ensuring there are sufficient resources to deal with pre-application advice and applications including call ins by the Mayor. The expected outcomes are:

- a continuation of the ability to deal with increasing workloads particularly the pre-application service by having sufficient resources in place;
- allowing the GLA planning function to keep up with high and rising levels of demand for advice whilst delivering an efficient fit for purpose strategic planning function for the Mayor;
- the maintenance of resource required to produce a consultation draft RD+BR OAPF by summer 2021; and
- the evolution of a deliverable and aspirational vision for the Beckton Riverside strategic site – which includes both St Williams and ASI site interests – within the OAPF. This will have the potential to inform future planning applications and will benefit from engagement with both parties through the PPA process.

## **3. Equality comments**

3.1 Under section 149 of the Equality Act 2010, in making these decisions “due regard” must be had to the need to eliminate unlawful discrimination, harassment and victimisation as well as to advance equality of opportunity and foster good relations between people who have a protected characteristic and those who do not. Protected characteristics include age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, gender, sexual orientation (and marriage or civil partnership status for the duty to eliminate unlawful discrimination only). In this instance the proposals have been considered and are not expected to have any impacts on those with protected characteristics as distinct from anyone else.

## **4. Other considerations**

*Mayoral strategies and priorities:*

4.1 Pre-application advice is fundamental to the implementation of the Mayor’s London Plan which seeks to ensure that the city meets the challenges of economic and population growth with much needed housing and commercial floorspace along with other associating social infrastructure and transport infrastructure to enable the development. The Mayor’s comments and decisions on referable planning applications is a key implementation tool of the London Plan. The pre-application service helps to ensure subsequent applications deliver London Plan objectives.

*Risk Management issues:*

4.2 Regular monitoring of income will be necessary to ensure the costs of providing the service are covered and the income is spent within the Regulations associated with the Local Government Act.

*Conflicts of Interest:*

4.3 There are no conflicts of interest to note for any of those involved in the drafting or clearance of the decision. Neither St. William or ASI will have editorial control over any part of the RD+BR OAPF.

## **5. Financial comments**

5.1 Approval is sought for expenditure of £160,000 for a Planning Performance Agreement and the receipt of £160,000 on a cost recovery basis from the developers St William and Aberdeen Standard Investments.

**6. Planned delivery approach and next steps**

<b>Activity</b>	<b>Timeline</b>
Completion of Planning Performance Agreement	October 2021
Regular 1-2-1 PPA meetings throughout duration of PPA agreement	April-October 2021
Regular PPA Workshops with St William and ASI as required throughout duration of PPA agreement	

**Appendices and supporting papers:**

None.

### Public access to information

Information in this form (Part 1) is subject to the Freedom of Information Act 2000 (FoIA) and will be made available on the GLA website within one working day of approval.

If immediate publication risks compromising the implementation of the decision (for example, to complete a procurement process), it can be deferred until a specific date. Deferral periods should be kept to the shortest length strictly necessary. **Note:** This form (Part 1) will either be published within one working day after it has been approved or on the defer date.

### Part 1 - Deferral

**Is the publication of Part 1 of this approval to be deferred? NO**

If YES, for what reason:

Until what date: (a date is required if deferring)

### Part 2 – Sensitive information

Only the facts or advice that would be exempt from disclosure under FoIA should be included in the separate Part 2 form, together with the legal rationale for non-publication.

**Is there a part 2 form – NO**

### ORIGINATING OFFICER DECLARATION:

Drafting officer to  
confirm the  
following (✓)

#### Drafting officer:

Mathieu Proctor has drafted this report in accordance with GLA procedures and confirms the following:

✓

#### Corporate Investment Board

This decision was agreed by the Corporate Investment Board on 23 November 2020.

### ASSISTANT DIRECTOR OF FINANCIAL SERVICES:

I confirm that financial and legal implications have been appropriately considered in the preparation of this report.

**Signature**

*Anna Gustolt*

**Date**

24 November 2020