

REQUEST FOR ASSISTANT DIRECTOR DECISION – ADD2521

Title: Homebase Wandsworth Planning Performance Agreement

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 a cost recovery basis 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 £4,410 has been agreed with the developer of the Homebase Wandsworth site.

Decision:

That the Assistant Director, Planning approves:

1. The Planning Performance Agreement for expenditure of £4,410 in respect of the Homebase Wandsworth scheme; and
2. The receipt of £4,410 on a cost recovery basis from the developer Legal & General Investment Management.

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, Planning

Signature:



Date:

14 June 2021

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. This PPA will be with Legal & General Investment Management and will be for £4,410 to cover the costs of officer time dealing with a deed of variation to the original S106 agreement, to which the GLA is a party, which will secure, amongst other things, much needed genuinely affordable housing.

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 and related work such as S106 agreements. The expected outcomes are:
 - a continuation of the ability to deal with increasing workloads by having sufficient resources in place; and
 - 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.

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, sex, 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 Section 106 agreements are 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 associated social infrastructure and transport infrastructure to enable the development. The Mayor’s input into S106 agreements is a key implementation tool of the London Plan and the planning service helps to ensure these documents 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.

5. Financial comments

- 5.1 Approval is being sought for expenditure of £4,410 for a Planning Performance Agreement (PPA) in respect of the Homebase Wandsworth scheme and the receipt of £4,410 on a cost recovery basis from the developer Legal & General Investment Management.
- 5.2 The PPA income and associated expenditure is budgeted for within the Planning unit budget for 2021-22.
- 5.3 The costs on this agreement will be capped and any additional work required on the scheme over the approved amount will be subject to further approval via the Authority's decision-making process.

6. Planned delivery approach and next steps

Activity	Timing
Completion of Planning Performance Agreement.	June 2021
A programme of meetings between the developer, Wandsworth Council, the GLA and their respective legal representatives.	May-June 2021
Completion of deed of variation.	June-July 2021

Appendices and supporting papers:

Draft PPA (agreed by applicant).

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

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:

Nick Ray 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 14 June 2021.

ASSISTANT DIRECTOR OF FINANCIAL SERVICES:

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

Signature

Anna Eastcott

Date

14 June 2021